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DUPLEX REPORT

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NOVEMBER 14, 2024



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TABLE OF CONTENTS

1: Inspection Details	3
2: Grounds	8
3: Exterior	15
4: Roof System(s)	21
5: Chimney(s) / Vent(s)	28
6: Kitchen(s) / Laundry	30
7: Bathroom(s)	32
8: Interior Rooms	34
9: Attic	41
10: Basement	46
11: Plumbing	53
12: Sewer Scope	61
13: Air Conditioning	62
14: Forced Air Heating System(s)	63
15: Electrical	68
16: Reference Information	78
Standards of Practice	79

1: INSPECTION DETAILS

Information

Current Weather Conditions

Active Rain

General Appearance

Marginal

Ground Cover

Wet

In Attendance

Inspector(s), Property Manager

Main Entrance Faces

East

Occupancy

Vacant with storage

For the sake of the report

Style

Duplex

Temperature (approximate)

49 Degrees Fahrenheit (F)

The Following Items Have Been Excluded From The Inspection

Low voltage systems,
Underground electrical,
Phone/Cable systems, Storm
windows, ADA requirements,
Safety glass, Antenna(s)/Satellite
Dish(s)

Life Cycles and Cost Estimates

A guide to life cycles and cost estimates.

[Educational Link](#)**Elevation pictures****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.*

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, and 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 recording the conditions on a given date and time. 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 client's inspection contingency window or prior to closing. This report has been prepared for your exclusive use as our client. Use by third parties is not intended. We will not be responsible to any parties for the contents of the report, other than the party 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 for the opportunity to conduct this home inspection. We are available to you throughout the entire real estate transaction. Should you have any questions, please call or email.

Phone: 414-321-1070
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Permits

Buyers are advised to verify with the relevant city authorities that all updates and remodeling efforts have obtained the necessary permits, confirming that all improvements comply with building codes. It's important to note that home inspections do not equate to code compliance inspections. Since permits are attached to the building, the new owner assumes responsibility for all existing and historical permits upon purchase.

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



125 Day Warranty



NXT Structural Warranty



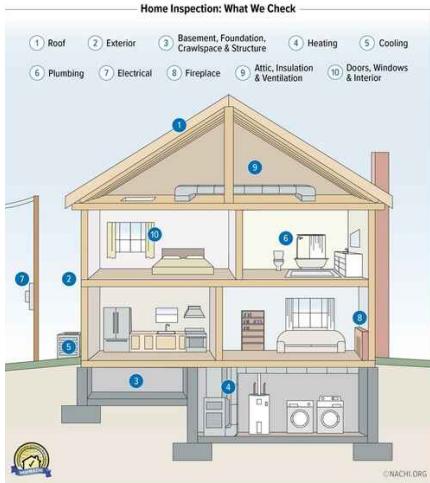
Scope of the Inspection

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.

Recent Flip / Remodel

This home appears to have recently been flipped/remodeled. Current owners may have purchased the property, performed repairs/updates and are now attempting to resell. Work performed may not have been performed by a professional or been properly permitted. Substantial changes to the home that typically require proper building permits are observed. We recommend consulting with the local building inspection department to confirm proof of required permits/inspections.

What Really Matters in an Inspection

Building and grounds maintenance is a primary responsibility for every property owner, whether you've owned/occupies several properties of your own or have just purchased your first one. Staying on top of a seasonal 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 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 property, and other property features and conditions it will be useful to be aware of.

The key issues that really matter after all recommended evaluations are complete 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 property 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 property is perfect, so it is important to keep things in perspective as you move into your new place.

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

[Home Set-up and Maintenance](#)

2: GROUNDS

		IN	NI	NP	R
2.1	Flatwork	X			X
2.2	Deck(s) / Balconies	X			X
2.3	Porch(es) / Stoop(s) / Step(s)	X			X
2.4	Fencing / Privacy Wall(s) / Retaining wall(s) / Planter(s)	X			X
2.5	Landscaping	X			X

IN = Inspected

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R = Recommendations

Information

Flatwork: Material(s)

Concrete, Stone

Flatwork: General Observations

Eroded concrete, Water may pond – common (possible safety hazard in winter), Settled/Raised surfaces, Public walkway(s) not inspected, Not all visible, Trip hazards

Deck(s) / Balconies: General Observations

Damaged/Loose/Missing railings/balusters, May be slippery when wet – caution!, Not all visible

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

Wood, Concrete

Deck(s) / Balconies: Material(s)

Metal, Wood

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

Crack(s), Settled, Railing(s)/Baluster(s) recommended, Spalling surfaces, Sub-Standard size step(s) – caution!, Trip hazard(s)

Fencing / Privacy Wall(s) / Retaining wall(s) / Planter(s): Material(s)

Concrete block

Fencing / Privacy Wall(s) / Retaining wall(s) / Planter(s): General Observations

Leaning, Loose area(s)

Landscaping: General Observations

Recommend general grading improvements, Trees/Bushes not evaluated, Trim back trees/shrubberies, Pitched/Settled towards home

Flatwork: Monitor Water Flow

Monitor water flow. Repair is recommended if water is being directed towards the structure. Repair as needed per professional.

Deck(s) / Balconies: Flat/Low Pitched Surfaces Need Maintenance

Flat or low-pitched surfaces require regular inspections and maintenance and may not have the longevity of a pitched roofing system. It is advisable to consult a professional for further information and services.

Limitations

Limitations

LIMITATIONS

Finishes, Foliage, Auto(s), Leaves, Porch

Recommendations

2.1.1 Flatwork

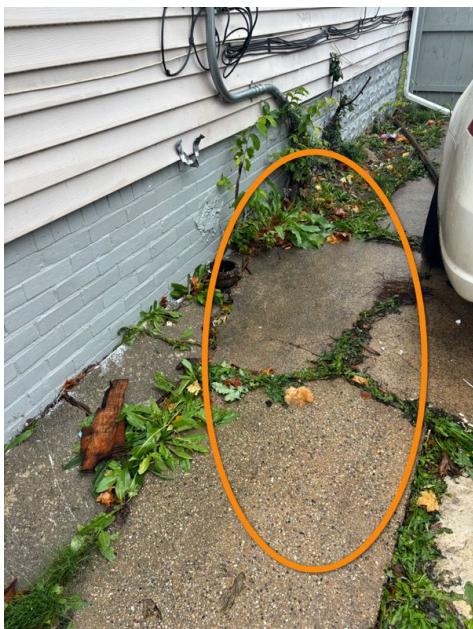


SURFACES NEEDS REPAIR

Flat surfaces appear to need repair to create a satisfactory surface. If not corrected damage and trip hazards may result. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified concrete contractor.



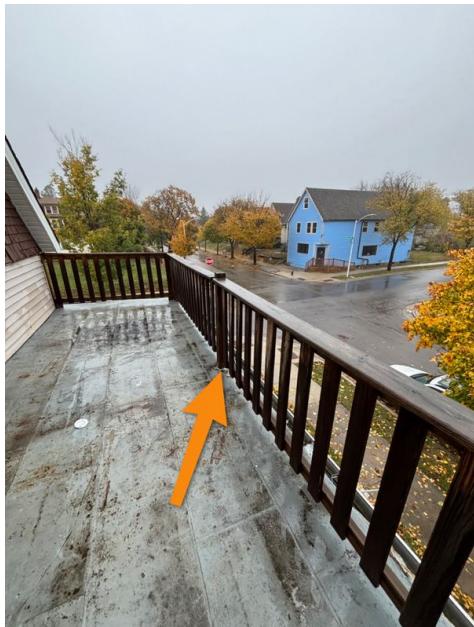
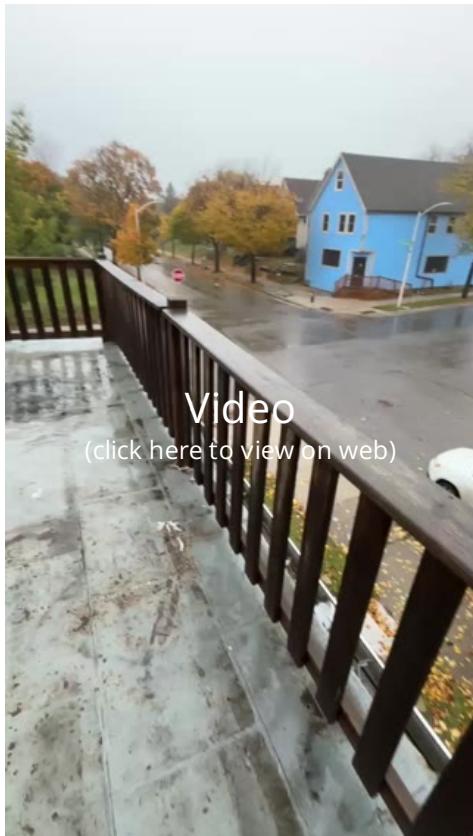
2.2.1 Deck(s) / Balconies

BALUSTERS/RAILINGS LOOSE

Balusters/Railings loose. If not corrected a fall hazard exists. Recommend repair per professional.

Recommendation

Contact a qualified professional.



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

**STEP/PORCH CONCERNS**

Step/Porch concerns observed today. If not corrected additional damage may result with safety hazards. Recommend professional evaluate further for repair.

Recommendation

Contact a qualified professional.



Handrails needed



Handrails needed



Settled front porch



Rotted floor boards with peeling paint



Broken glass on porch



Peeling paint



Eroded concrete at front step

2.4.1 Fencing / Privacy

Wall(s) / Retaining wall(s) /

Planter(s)



Defect / Needs Repair / Further Evaluation

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.



2.5.1 Landscaping



Monitor / Maintenance

OVERGROWN FOLIAGE

Overgrown foliage near structures can cause damage; it is advisable to trim it. Seek professional advice if necessary.

Recommendation

Contact a qualified professional.



2.5.2 Landscaping



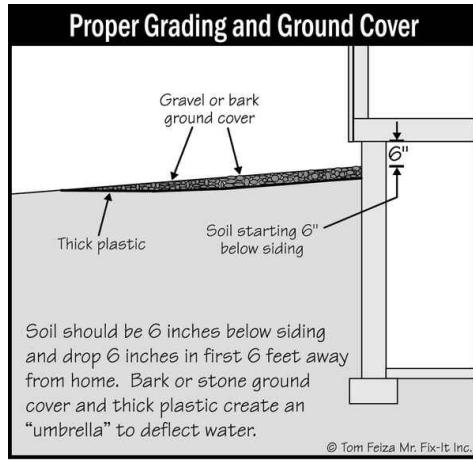
Defect / Needs Repair / Further Evaluation

RECOMMEND GRADING IMPROVEMENTS

The grading around the structures could use improvement (common with most homes). If not maintained water seepage/damage may result. In general - grading should have a pitch of 1" drop per foot extended for 6' away from the structure with no siding-to-dirt contact. Recommend evaluate/repair per professional.

Recommendation

Contact a qualified landscaping contractor



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3: EXTERIOR

		IN	NI	NP	R
3.1	Siding / Trim / Caulking	X			X
3.2	Exterior Door(s)	X			X
3.3	General Remarks	X			X

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

Information

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

Wood, Metal, Vinyl

Siding / Trim / Caulking: General Observations

Sub-Standard installation(s)/repair(s), Damaged area(s), Damaged wood, Loose area(s), Holes, Cracked/deteriorated/missing caulk, Siding-roof-contact - not recommended

Siding / Trim / Caulking: Siding Layers

Unknown

Exterior Door(s): General Observations

Peeling/Deteriorated paint at thresholds, Door(s) rub, Damaged, Sub-standard installation(s), Sub-Standard repair(s)

Material(s)

Not all visible

Limitations

Limitations
LIMITATIONS

Height, Foliage, Porch

Exterior Wall Construction
INSPECTION LIMITED BY:

Finishings/Cladding

Recommendations

3.1.1 Siding / Trim / Caulking

SIDING/TRIM CONCERNS

The siding/trim appears to need repairs. If not corrected the siding/trim may not operate as intended and damage may result. Recommend professional evaluate exterior surfaces for corrective action.

Recommendation

Contact a qualified siding specialist.



Defect / Needs Repair / Further Evaluation



Loose metal siding



Damaged Wood Siding



Loose metal siding



missing vinyl



missing vinyl



missing caulk and j-channel



Damaged wood



missing caulk and j-channel



damaged and loose siding and trim



peeling paint



damaged vinyl/holes



Loose metal siding



Damaged Wood Siding



Damaged Wood Siding



Damaged Wood Siding

3.1.2 Siding / Trim / Caulking

SIDING-TO-ROOF CONTACT

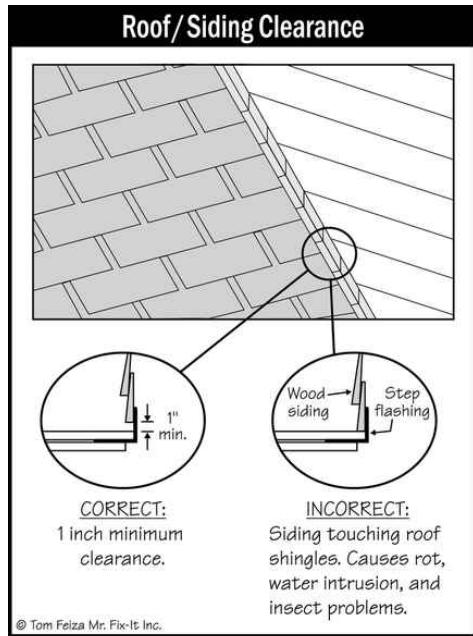
There is evidence of siding-to-roof contact today. If not corrected damage may result. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified professional.



Defect / Needs Repair / Further Evaluation



R075

3.2.1 Exterior Door(s)

⚠️ Defect / Needs Repair / Further Evaluation**REPAIRS RECOMMENDED AT DOOR(S)**

In general, the exterior doors appeared to need repair. If not corrected, they may not operate as intended. Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified door repair/installation contractor.



Damaged Handle



difficult to open and close



Damaged



Damaged



Could not open



shattered glass



shattered glass



Damaged door jam

3.3.1 General Remarks



Defect / Needs Repair / Further Evaluation

DAMAGED EXTERIOR VENT

It is recommended to have the damaged exterior vents repaired by a qualified professional to ensure proper functionality and prevent further issues.

Recommendation

Contact a qualified general contractor.



4: ROOF SYSTEM(S)

		IN	NI	NP	R
4.1	Roof Covering(s)	X			X
4.2	Flashings	X			X
4.3	Valley(s)	X			
4.4	Roof Drainage System(s)	X			X

IN = Inspected

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NP = Not Present

R = Recommendations

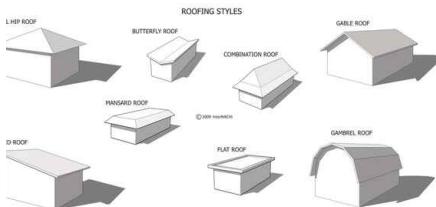
Information

Roof Visibility

Percent

Roof Type/Style

Gable, Shed


Covering(s)

Composite, Metal

Roof Covering(s): General Observations

Ice & water shield not verified – consult owner/professional as needed to confirm, Wavy, Potential DIY Installations, Lifting shingles, Not all visible

Inspection Method

Ground

Estimated Layer(s)

Unknown

Pitch

Steep

Estimated Age of Covering(s)

25+ Years Old-Metal Roof, 10-15 Years Old-Asphalt Shingles

Valley(s)

Unknown

Flashings: General Observations

Sub-Standard repair(s)/installation(s)/sealing, Not all visible/verified, Aged flashings, Budget for repairs/replacements

Valley(s): General Observations

Not visible

Roof Drainage System(s): Material(s)

Metal

Roof Drainage System(s): General Observations

Common dents/damage, Underground downspout extensions/storm sewers not inspected, Not all visible, Recommend sealing unused storm sewers

Picture(s)



Roof Covering(s): Composite Roof Systems Life Expectancy

Generally, composite roofing systems with a single layer of shingles have an expected lifespan of about 20 to 25 years.

Roof Covering(s): Flat/Low Pitched Roofs Require Maintenance

Flat or low-pitched roofs require periodic inspections and maintenance and may not have the longevity of pitched roofing systems. It is advisable to consult a professional for more detailed information.

Roof Covering(s): Metal Roof System Life Expectancy

Generally, metal roofing systems that are installed correctly and per the manufacturer's recommendations have a lifespan of about 40 -70 years.

Limitations

General

INSPECTION LIMITED BY:

Height, Rain, Ladder height Restriction, Restricted Airspace for Drone Flight, Wet shingles/tabs

General

WET CONDITIONS

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

Recommendations

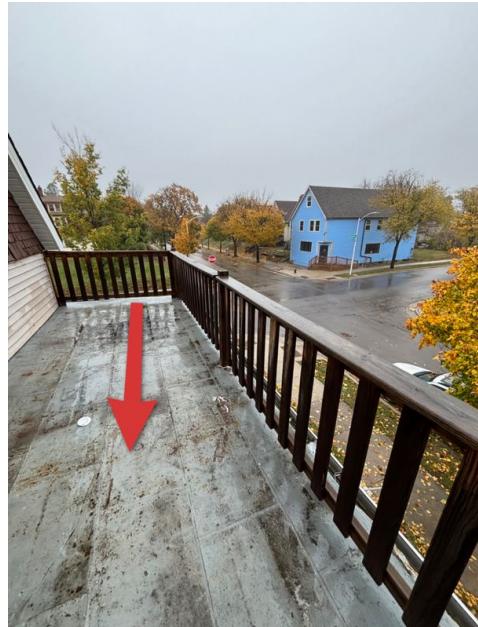
4.1.1 Roof Covering(s)

⚠️ Defect / Needs Repair / Further Evaluation**PAST LIFE EXPECTANCY**

Metal Roof system is at its replacement stage - if not corrected leaks may occur. Recommend further evaluation by a roofing professional.

Recommendation

Contact a qualified roofing professional.



4.1.2 Roof Covering(s)

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

*The roof system appears to have areas of concern. If not repaired further damage and potential leaks may result. Recommend professional evaluate the roof system before closing and repair per their recommendations.

*Visible issues noted at the time of the inspection; areas of wavy roof, lifting shingles, aged metal and potential DIY installation.

Recommendation

Contact a qualified roofing professional.



wavy



wavy



lifting shingles

4.2.1 Flashings



Defect / Needs Repair / Further Evaluation

SUB-STANDARD INSTALLATION(S)

Roof flashings appear to show sub-standard installations which may affect the life expectancy - recommend professional evaluate further.

Recommendation

Contact a qualified roofing professional.



4.4.1 Roof Drainage System(s)

⚠️ Defect / Needs Repair / Further Evaluation**GUTTER/DOWNSPOUT CONCERNS**

Evidence of gutters issues today - if not corrected the gutters and downspouts may not operate as intended. Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified gutter contractor



Exposed gutter straps/fasteners

4.4.2 Roof Drainage System(s)

⚠️ Defect / Needs Repair / Further Evaluation**GUTTER/DOWNSPOUT INSTALLATION RECOMMENDED**

Gutter/downspout installation recommended. If not installed roof water cannot be controlled resulting in possible water seepage/damage.

Recommendation

Contact a qualified gutter contractor



5: CHIMNEY(S) / VENT(S)

		IN	NI	NP	R
5.1	Chase(s)	X			X
5.2	Flue(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Visibility

Percent

Inspection Method

Ground, In Attic, In Basement

Chase(s): Material(s)

Brick, Concrete block

Chase(s): General Observations

Loose mortar joints, Cracked chimney cap, Not all visible, Clean-out stuck closed

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

General

INSPECTION LIMITED BY:

Height, No access area(s), Finishings, Insulation

Recommendations

5.1.1 Chase(s)



Monitor / Maintenance

EVIDENCE OF PAST/ACTIVE LEAKS

Evidence of past/active leaks at chimney. If not corrected moisture damage may result. Monitor or consult professional for evaluation and corrective action.

Recommendation

Contact a qualified roofing professional.



5.1.2 Chase(s)



Defect / Needs Repair / Further Evaluation

DAMAGED/LOOSE MORTAR/BRICKS

Damaged, loose, or deteriorating mortar joints and bricks require prompt repair to prevent further damage. It is advisable to have a professional evaluate and address the issue.

Recommendation

Contact a qualified chimney contractor.



6: KITCHEN(S) / LAUNDRY

		IN	NI	NP	R
6.1	Countertops / Cabinets	X			X
6.2	Disposal			X	
6.3	Range / Oven / Stove top			X	
6.4	Dishwasher			X	
6.5	Exhaust fan			X	
6.6	Microwave			X	
6.7	Refrigerator			X	
6.8	Washer / Dryer			X	
6.9	Dryer Ventilation	X			

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R = Recommendations

Information

Countertops / Cabinets: General Observations

Cabinetry weight limit not evaluated, Recommend caulk at counter and wall, Recommend caulk around sink, Wear and tear, Worn/Damaged area(s)

Washer / Dryer: Additional Comments

Appliances not inspected/tested, Washer plumbing not operated

Dryer Ventilation: General Observations

Vent not tested, Not all visible

Dryer Ventilation: Termination

Unknown

Dryer Ventilation: Cleaning History Unknown

Dryer vent cleaning history unknown consult owner and clean as needed per professional.

Limitations

Limitations

LIMITATIONS

Cabinet weight limit not evaluated, Cabinetry, Finishes

Recommendations

6.1.1 Countertops / Cabinets

DAMAGED AREA(S)⚠️ Defect / Needs Repair / Further Evaluation

Damaged cabinetry observed today. If not repairs additional damage may result. Consult professional for corrective action.

Recommendation

Contact a qualified professional.



Lower Unit Kitchen



Lower Unit Kitchen

7: BATHROOM(S)

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

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

Information

Shower / Tub Surround(s):

Material(s)

Fiberglass/Plastic, Ceramic

Shower / Tub Surround(s):

General Observations

DIY installation(s)/repair(s), Sub-standard installations/repairs,
Keep caulked around tub,
Recommend repairing/updating
caulk/sealing

Vanities / Pedestal(s): General

Observations

Common wear and tear

Exhaust Fan(s): General

Observations

Dirty - recommend cleaning,
Termination of all vent fans
could not be verified, Appears to
Operate

Shower / Tub Surround(s): Protect Window

Protect window from shower water or future repairs/maintenance may be needed - monitor.



General Remarks: Upgrades Apparent in Bathroom(s)

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

Limitations

Limitations

LIMITATIONS

Finishes

Recommendations

7.1.1 Shower / Tub Surround(s)

SHOWER SURROUND(S) NEED REPAIR

LOWER UNIT

The shower surrounds in all bathrooms appear to need repair. If not corrected, they may not operate as intended and moisture damage may result. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified professional.

 Defect / Needs Repair / Further Evaluation



8: INTERIOR ROOMS

		IN	NI	NP	R
8.1	Walls and Ceilings	X			X
8.2	Windows (representative number)	X			X
8.3	Interior Doors (representative number)	X			X
8.4	Floors	X			X
8.5	Stairs	X			X
8.6	Smoke/CO Detectors	X			X
8.7	General Remarks	X			

IN = Inspected

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Information

Walls and Ceilings: General Observations

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

Windows (representative number): Material(s)

Wood, Vinyl, Glass block

Windows (representative number): General Observations

Representative number of windows operated, Window treatments not inspected, Hardware missing/loose/broken, Screen(s) damaged, Windows rub, Not all screens installed or accounted for (consult owner)

Interior Doors (representative number): General Observations

Door(s) won't close/latch, Damaged/Holes, Door(s) removed, Door(s) rub, Doors appear typical for the age of the home, common wear and tear

Floors: General Observations

Floors slope, DIY installation(s)

Stairs: General Observations

Recommend handrail, Baluster gaps too far apart (4" max.) – possible safety hazard with small children

Smoke/CO Detectors: General Observations

CO detectors not visible/verified on all floors, Smoke detectors not visible/verified on all floors, Detectors beeping - recommend changing batteries and/or detector, Appear to be older than 10 years old

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.

General Remarks: Not a Lead/Asbestos Inspection

This is not a Lead/Asbestos inspection. If the property was built before 1978 it 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.

General Remarks: 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.

General Remarks: 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.

Limitations

Limitations

LIMITATIONS

Finishes, Height, Window finishes, Dirty glass, Carpet, Cabinetry

Recommendations

8.1.1 Walls and Ceilings

CEILING TILES - POTENTIAL ASBESTOS MATERIALS

Some ceiling tiles and adhesives have been known to contain asbestos - commonly found. Recommend removing/testing as needed per professional.

Recommendation

Contact a qualified professional.



Safety Hazard



8.1.2 Walls and Ceilings

SUB-STANDARD REPAIRS

Walls/Ceiling show sub-standard repairs in area(s). Consult professional for proper repair as needed.

Recommendation

Contact a qualified professional.



Defect / Needs Repair / Further Evaluation



8.2.1 Windows (representative number)

⚠️ Defect / Needs Repair / Further Evaluation**HARDWARE ISSUES**

Window(s) appear to have hardware issues. If not corrected the windows may not operate as intended. Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.



Upper Unit Kitchen



Upper Unit Kitchen

8.2.2 Windows (representative number)

TORN/MISSING SCREEN(S)

Torn/missing screens observed today - repair recommended per professional.

Recommendation

Contact a handyman or DIY project



Missing



Torn



Monitor / Maintenance

8.2.3 Windows
(representative number)

Defect / Needs Repair / Further Evaluation

WINDOWS NEED REPAIR

BASEMENT

Windows in general appear to need repairs. If not corrected they may not operate as intended. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified window repair/installation contractor.



8.3.1 Interior Doors (representative number)



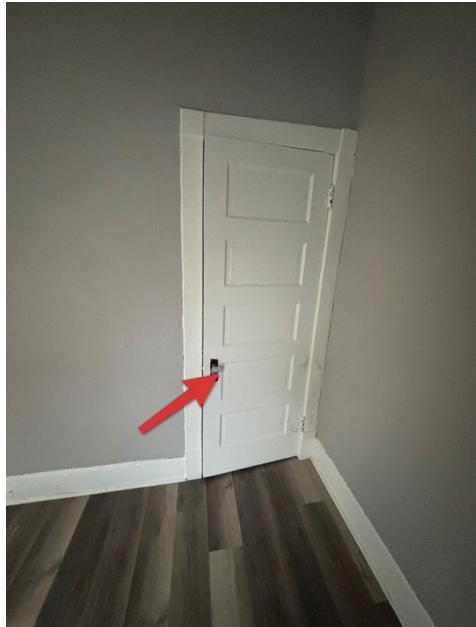
Defect / Needs Repair / Further Evaluation

INTERIOR DOORS NEED REPAIR

The interior doors appear to need repairs. If not corrected, they may not operate as intended. Consult professional for full evaluation and repair.

Recommendation

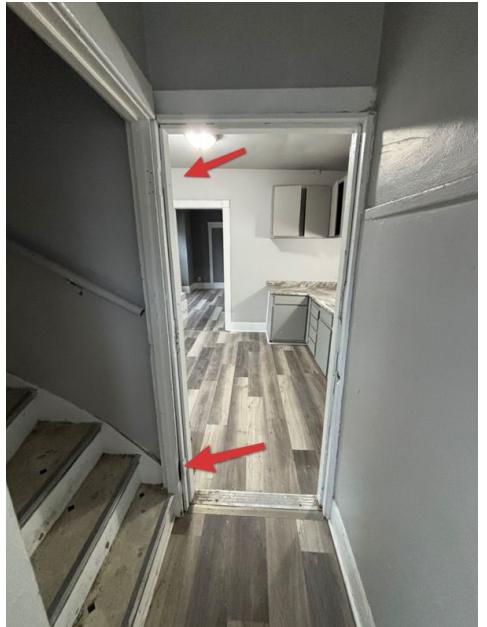
Contact a qualified door repair/installation contractor.



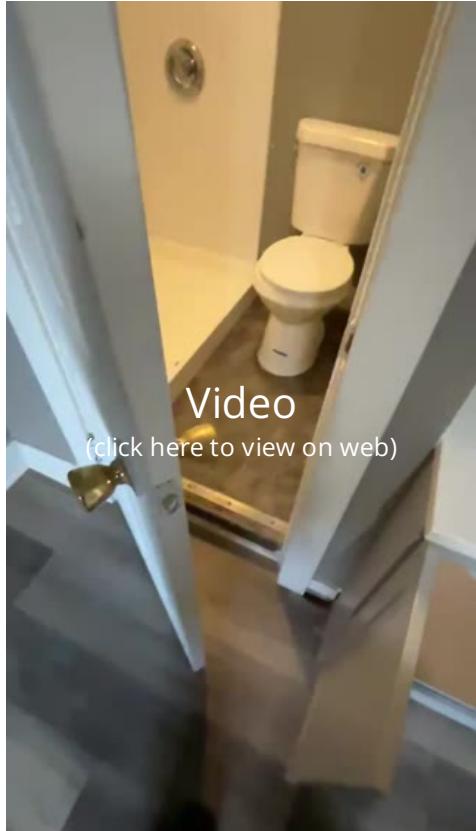
Won't latch



Won't latch



Removed



Video
(click here to view on web)

8.4.1 Floors



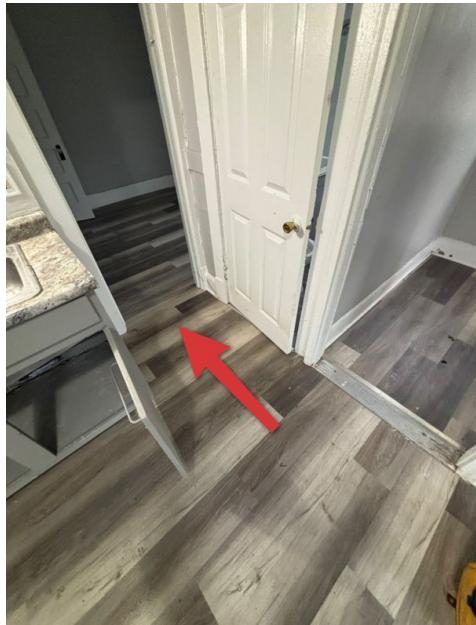
Defect / Needs Repair / Further Evaluation

FLOORS SLOPE

Many floors in the home are uneven and sloped. While it's typical for older homes to have some floor slope, the extent of movement in this house may be excessive. It is advisable to have a professional evaluate the situation further and carry out repairs as necessary.

Recommendation

Contact a qualified professional engineer



Lower Unit



Lower Unit



Upper Unit

8.5.1 Stairs

BALUSTERS AND RISER GAPS TOO FAR APART

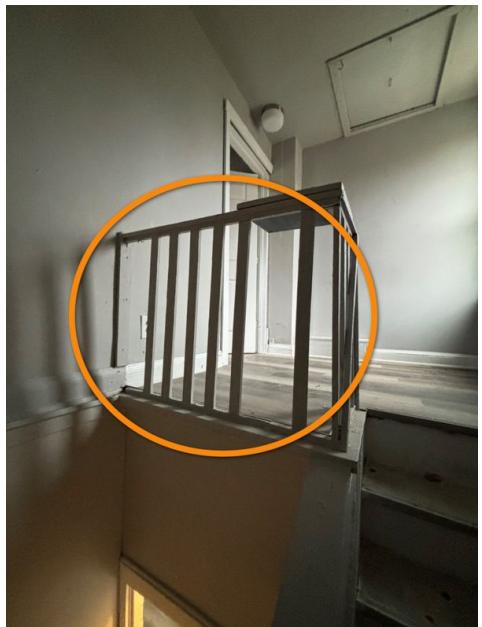
The balusters are spaced greater than 4" and the stairs do not have risers. This can be considered a safety hazard for smaller occupants. Corrections should be made to prevent accidental fall. Contact a qualified contractor for corrective action.

Recommendation

Contact a qualified professional.



Safety Hazard



8.5.2 Stairs

HANDRAIL(S) NOT INSTALLED

Handrail(s) not installed. If not corrected a fall hazard exists.
Recommend installing per professional.

Recommendation

Contact a qualified professional.



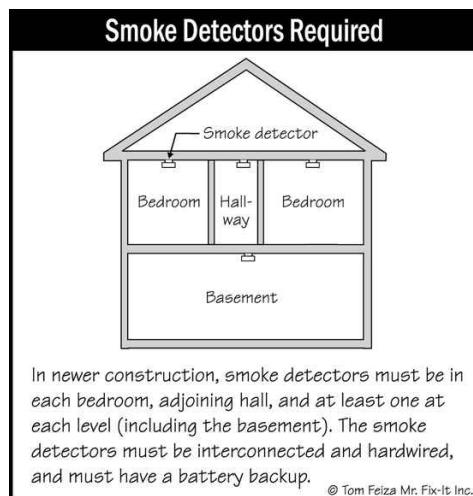
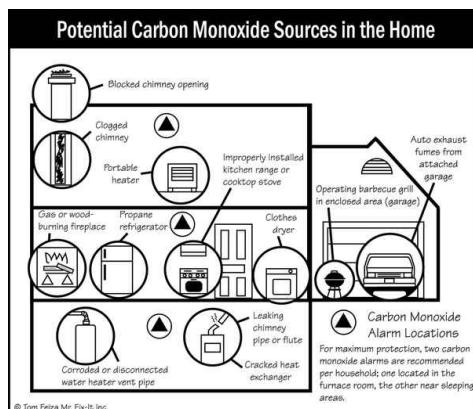
8.6.1 Smoke/CO Detectors

RECOMMEND SMOKE/CO DETECTORS

Recommend working smoke and CO detectors on all floors including basement. If not installed properly a safety hazard exists. Consult professional on recommended locations.

Recommendation

Contact a qualified professional.



E116



Missing and some beeping

9: ATTIC

		IN	NI	NP	R
9.1	Access	X			
9.2	Insulation	X			
9.3	Vapor Barrier(s)	X			
9.4	Power Vent Fan(s)			X	
9.5	Ventilation System	X			X
9.6	Roof Structure / Sheathing	X			X
9.7	Exhaust Fan(s)	X			X

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

Information

Access: Picture(s)

Access: Location(s)

Rear common hall

Access: Entrance(s)

Scuttlehole(s)

Access: Inspected From:

Access panel

Insulation: Where Installed

Floor

Insulation: Approximate Amount

12-18"

Insulation: Approximate R-Value

R-38+

Insulation: General Observations

Insulation restricts general inspection view, Not all visible

Vapor Barrier(s): Type(s)

None visible

Vapor Barrier(s): General Observations

Not visible

Ventilation System: Type(s)

None

Ventilation System: General Observations

Recommend additional ventilation

Roof Structure / Sheathing: Sheathing Type

Ix Wood, OSB

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, Past sheathing repairs

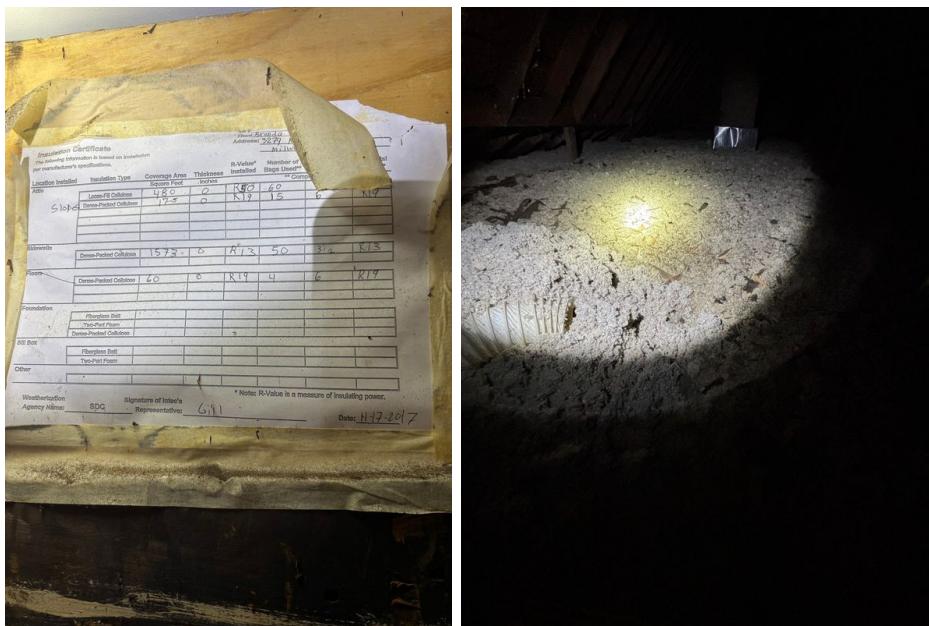
Exhaust Fan(s): General

Observations

Recommend insulating bath vent duct work, Terminates to attic - not recommended

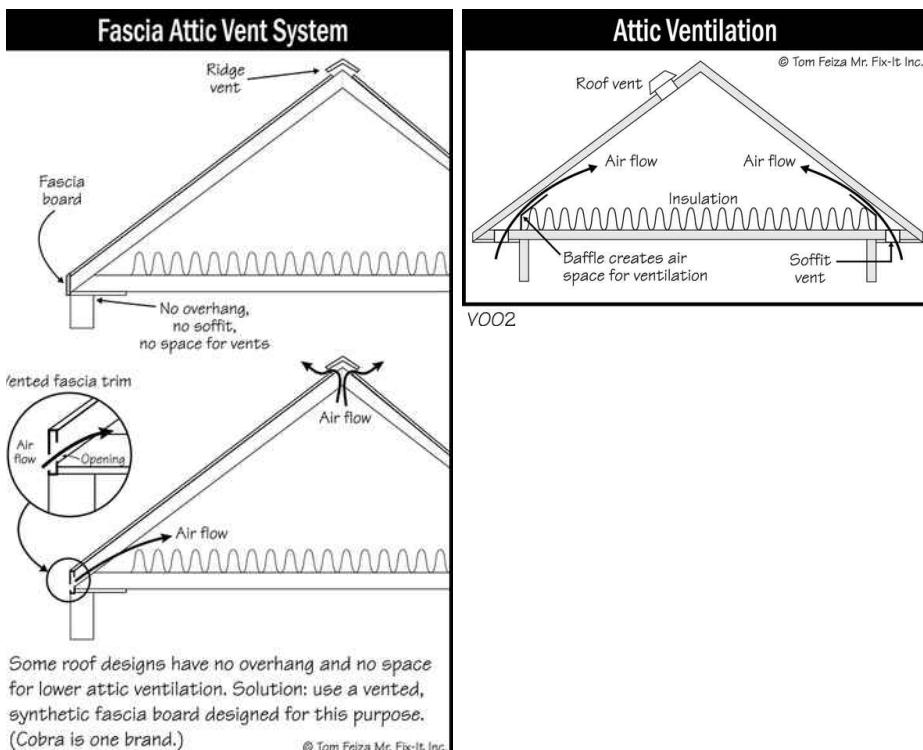
Insulation: Type(s)

Loose fill, Cellulose



Ventilation System: No soffit vents - by design

The house does not have soffit vents by design. A house without soffits may be difficult to ventilate properly. Recommend professional evaluate further to ensure proper attic ventilation.



Limitations

Limitations

LIMITATIONS

Minimal Access, Undisturbed Insulation

Recommendations

9.5.1 Ventilation System

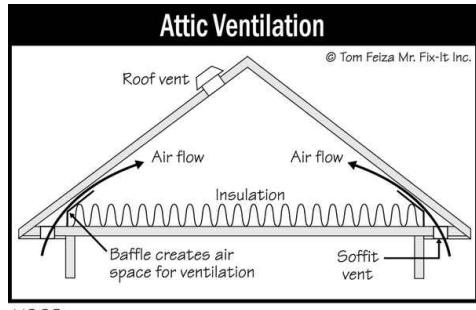
RECOMMEND VENTILATION IMPROVEMENTS

Defect / Needs Repair / Further Evaluation

Attic appeared to have improper ventilation. If not corrected moisture issues may result. Recommend professional evaluate further.

Recommendation

Contact a qualified professional.



VO02



No roof vents or gab vents visible



No roof vents or gab vents visible



No roof vents or gab vents visible

9.6.1 Roof Structure /
Sheathing



Defect / Needs Repair / Further Evaluation

REINFORCEMENT APPARENT

Evidence of past reinforcement in the attic. Consult owner on history and professional as needed to ensure repairs are proper and affective.

Recommendation

Contact a qualified professional.



9.7.1 Exhaust Fan(s)

VENT(S) TERMINATE TO THE ATTIC

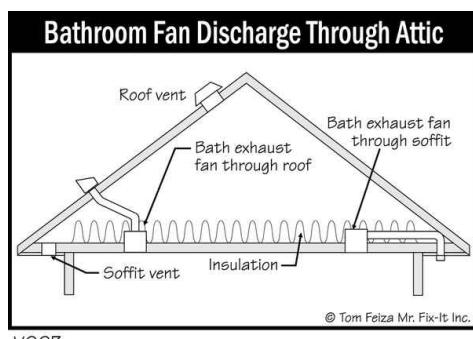


Defect / Needs Repair / Further Evaluation

Terminates to attic - not recommended. All exhaust fans should have their own exit out of the home/attic or moisture can develop. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified professional.



10: BASEMENT

		IN	NI	NP	R
10.1	Stairs	X			X
10.2	Foundation Walls	X			X
10.3	Floor	X			X
10.4	General Moisture Observations	X			X
10.5	Drain Tile		X		
10.6	Sump Pump(s) / Crock(s)			X	
10.7	Palmer Valve			X	
10.8	Structure	X			X
10.9	General Remarks	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Stairs: General Observations

Low head clearance, Handrail loose/missing

Foundation Walls: Material(s)

Brick

Foundation Walls: General Observations

Potential movement, Not all visible, Evidence of past/active seepage at crack(s), Loose mortar joints

Floor: Material(s)

Concrete, Dirt

Floor: General Observations

Uneven surfaces, Trip hazards, Floor drain(s) not tested, Not all visible, Damaged/Corroded drain cover

General Moisture Observations:
General Observations

Inspector cannot verify seepage history, Inspector cannot predict future seepage, See exterior grading recommendation at Grounds Section, Recommend maintaining a de-humidifier, Consult owner to confirm a dry basement, Evidence of past moisture/water seepage, Efflorescence present (may indicate past water seepage), Peeling paint, Damaged wood, Not all visible

Sump Pump(s) / Crock(s): General Observations

Sump pumps have an approximate life expectancy of 5-10 years

None visible

Palmer Valve: General Observations

Not Visible/Verified

Structure: Material(s)

Wood

Structure: General Observations

Damaged, Indication of moisture stains/damage, Not all visible,

General Remarks: DIY Finishing Installations

Common moisture stains/damage

Evidence of DIY finishing installations. Repair as needed per professional.

Pictures or Video

Inspection Restricted by:



Foundation Walls: Repairing Exterior Grading May Help Prevent Further Movement

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

General Moisture Observations: Repairing Exterior Grading May Help Prevent moisture intrusion

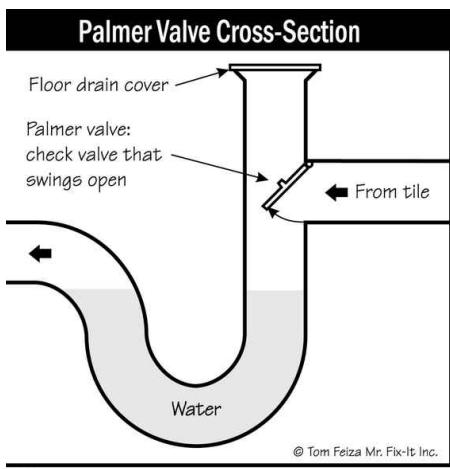
Repairing all exterior grading concerns mentioned in this report may help prevent moisture intrusion.

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.

Palmer Valve: Palmer Valve Condition/Presence is Unknown

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



Structure: DIY Foam Sealing in Box Sills

In general there is evidence of DIY foam sealing in some box sill areas common. This may have been completed to attempt repairs with (though not limited to) seepage, pests and/or drafts. This work may require maintenance

monitor/repair as needed per professional. Consult owner/professional as needed.



General Remarks: Basement finishings not inspected

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

General Remarks: Pipe Penetrations - Purpose Not Confirmed

Purpose of all pipe(s) penetrating foundation wall(s) is unknown consult owner/professional as needed.



Limitations

Limitations

LIMITATIONS

Storage, Finishes, Mechanicals, Paint, HVAC ductwork

Foundation Walls Visibility

INSPECTION LIMITED BY:

Finishings, Storage

Drain Tile

INSPECTION LIMITED BY:

Component buried - normal installation

Drain Tile

DRAIN TILE NOT VISIBLE

Drain tile, being buried beneath the ground, is an invisible component of a home, making its presence or effectiveness undeterminable through physical means. It is advisable to consult with the homeowner to verify a dry basement.

Drain Tile

HOUSE MAY NOT HAVE DRAIN TILE

The house might lack a drain tile system for foundation drainage, or it may possess an outdated or ineffective one, which is typical in older homes. Ensuring a completely dry basement could require costly repairs. Seasonal dampness and seepage should be expected. It is advisable to seek further information from a professional.

Palmer Valve

INSPECTION LIMITED BY:

None visible

Recommendations

10.1.1 Stairs

HANDRAIL NOT INSTALLED

A handrail was not installed at the stairs. If not corrected a fall hazard exists. Recommend installing handrail per professional.

Recommendation

Contact a qualified professional.



10.2.1 Foundation Walls



Defect / Needs Repair / Further Evaluation

**CRACKS/MOVEMENT
T - MAY NEED REPAIR**

Wall(s) appear to show cracks/movement and may need repair. If not repaired additional movement may result. Recommend professional evaluate all walls further and repair per their recommendations.

Recommendation

Contact a foundation contractor.



10.2.2 Foundation Walls



Defect / Needs Repair / Further Evaluation

**MORTAR
DETERIORATED/MISSING**

There are multiple areas on the exterior and interior foundation walls that have deteriorated mortar present. Recommend a qualified mason further evaluate and perform necessary repairs to prevent water intrusion into the structure. Various areas of the foundation walls were actively wet at the time of the inspection.

Recommendation

Contact a qualified masonry professional.



10.3.1 Floor



Defect / Needs Repair / Further Evaluation

RECOMMEND VAPOR BARRIER - DIRT FLOOR

The section of dirt floor does not have a vapor barrier over it. If not installed moisture may be introduced into the basement . Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified professional.



10.4.1 General Moisture Observations

⚠ Defect / Needs Repair / Further Evaluation

EVIDENCE OF PAST/ACTIVE MOISTURE INTRUSION

Evidence today of past/active water seepage in the basement (commonly found). Consult owner on seepage history to confirm a dry 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. Recommend professional evaluate further for additional repair recommendations. As is - anticipate seasonal dampness and seepage.

Recommendation

Contact a foundation contractor.



10.8.1 Structure

⚠ Defect / Needs Repair / Further Evaluation

DAMAGED WOOD AND/OR MOISTURE STAINS

Evidence today of damaged wood and finishings. recommend professional evaluate further and repair as deemed necessary.

Recommendation

Contact a qualified professional.



10.8.2 Structure

▬ Safety Hazard

POTENTIAL ASBESTOS MATERIAL

The material in the basement could potentially contain asbestos. Recommend further evaluation by qualified professional for proper removal or encapsulation otherwise a safety hazard may exist.

Recommendation

Contact a qualified professional.



11: PLUMBING

		IN	NI	NP	R
11.1	Hose Bib(s)			X	
11.2	Sink(s)		X		X
11.3	Tub(s) / Shower(s)	X			
11.4	Toilet(s)	X			X
11.5	Water Entry Piping	X			
11.6	Drain Pipes	X		X	
11.7	Water Supply Lines	X		X	
11.8	DWV Pipes	X		X	
11.9	Gas Supply Lines	X			
11.10	Water Heater(s)	X			X
11.11	General Remarks	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Sink(s): General Observations

Updates – review permits, DIY plumbing

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

Updates – review permits, DIY plumbing, Water operated at shower for 20 minutes to test shower pan

Toilet(s): General Observations

Toilet loose at floor, Updates – review permits, Not All Drains are visible

Water Entry Piping: Picture



Main Water Shut Off Valve

Water Entry Piping: General Observations

Common corrosion, Valve not operated

Water Entry Piping: Location

Basement

Water Entry Piping: Material

Copper/Galvanized

Drain Pipes: Material(s)

Galvanized, Plastic

Drain Pipes: General Observations

Updates – review permits, DIY plumbing, Evidence of past leaks, Abandoned plumbing, Not all

Water Supply Lines: Material(s)
Copper, Galvanized

Water Supply Lines: General Observations

Valves were not operated, Leaking, Updates - review permits, Evidence of past leaks, Abandoned plumbing, Not all visible, Corroded valve(s)/shut-off(s), Galvanized plumbing may have limited life, Aged plumbing - anticipate repairs

DWV Pipes: Material(s)
Cast Iron

DWV Pipes: General Observations
Corroded, Evidence of past leaks
Not all visible, Aged DWV pipes, Aged plumbing - anticipate/budget for future repairs

Gas Supply Lines: Picture



Main Gas Shut Off Valve

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, Grounding not visible/verified, Appliance bonding/grounding not verified, Aged plumbing - anticipate repairs

Water Heater(s): Type
Gas

Water Heater(s): Approximate Age(s)
25 Years Old

Water Heater(s): Gallon Capacity
40 Gallons

Water Heater(s): General Observations

Corroded, PRV extension missing/not long enough,

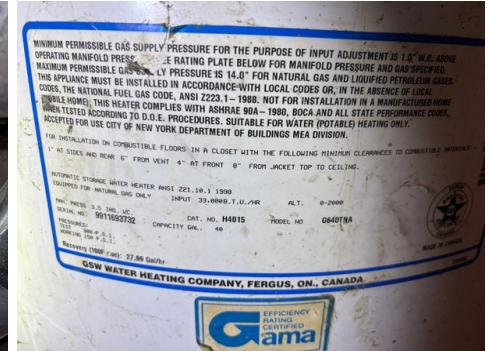
visible, Galvanized plumbing may have limited life, Sub-standard installations/repairs, Common corrosion, Aged plumbing - anticipate/budget for repairs/replacements

Recommend yearly cleaning,
Evidence of overheating

Water Supply Lines: Lead plumbing disclosure

Given the property's age, it may have lead water supply lines which may elevate the lead content in drinking water. It is advisable to consult a professional for evaluation and necessary corrective measures.

Water Heater(s): Picture



General Remarks: Brown Water at Fixtures

Evidence of common brown water color at the first draw of some fixtures today. This may be because of (though not limited to) long period of vacancy or corroded plumbing. Consult owner/professional and repair as needed.

General Remarks: Proper Utility Distribution Not Confirmed - Multi-Families

Proper apartment/utility distribution not inspected - beyond scope per WI Statutes (consult owner/tenant as needed).

Limitations

Limitations

LIMITATIONS

Finishes, Too Cold, Height, Insulation on plumbing

Recommendations

11.2.1 Sink(s)



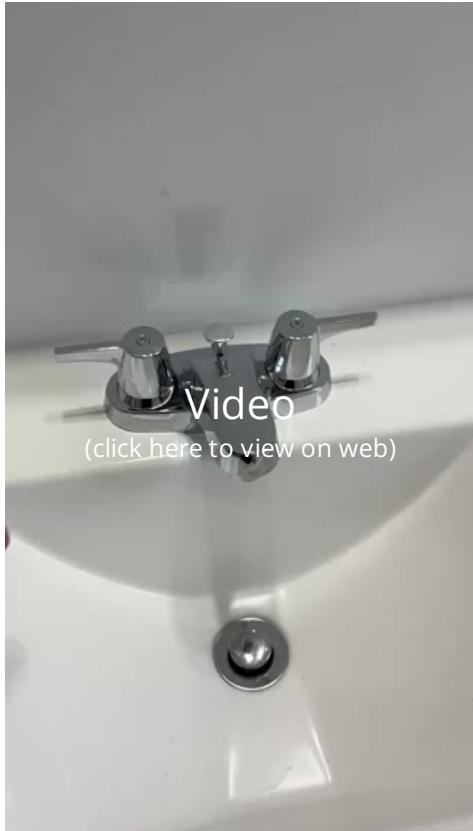
Defect / Needs Repair / Further Evaluation

COULD NOT CONFIRM PROPER OPERATION

Some sinks were not functioning today. Please consult the owner to determine why the sinks were turned off and to verify their proper operation.

Recommendation

Contact the seller for more info



Video
(click here to view on web)



Lower Unit Bathroom

11.4.1 Toilet(s)



Defect / Needs Repair / Further Evaluation

LOOSE AT FLOOR

The toilet was not properly secured. This can lead to leaking from the wax ring. If not repaired, water damage may occur. Contact a qualified person to properly secure the toilet.

Recommendation

Contact a qualified plumbing contractor.



Upper Unit Bathroom

11.6.1 Drain Pipes



Defect / Needs Repair / Further Evaluation

SUB-STANDARD PLUMBING - FLEX DRAINS

Sub-Standard plumbing observed in the home today. Although this plumbing may operate today flex type plumbing (commonly found) usually indicates a DIY installation and may not be installed per professional recommendations. Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Lower Unit Bathroom



Upper Unit Bathroom

11.7.1 Water Supply Lines



Defect / Needs Repair / Further Evaluation

EVIDENCE OF CORROSION, PAST/ACTIVE LEAKS

Evidence today of corrosion, past/active leaks at some water supply lines/valves. If not repaired damage may result. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified plumbing contractor.





Lower Unit Bedroom Closet



Actively leaking

11.8.1 DW Pipes

RECOMMEND COVER

There is a floor drain that is missing a cover. Recommend a qualified plumber, install a proper cap to prevent potential sewer gas from venting to the interior space as well as potential moisture damage in the event of a backup.

Recommendation

Contact a qualified professional.



11.10.1 Water Heater(s)

NEAR OR PAST ITS LIFE EXPECTANCY

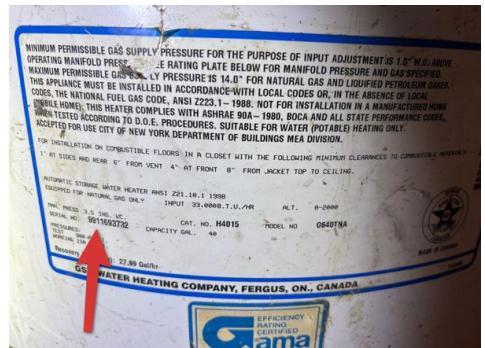
The national average life expectancy of a water heater is 12-15 years. It is difficult to determine how long a water heater will last, but this unit is near or past its life cycle. Recommend budgeting for replacement.

Recommendation

Contact a qualified plumbing contractor.



Defect / Needs Repair / Further Evaluation



11.10.2 Water Heater(s)

**WATER HEATER CONCERNS**

Water heater(s) appear to have issues. If not corrected the heaters may not operate as intended and/or safety hazard(s) exist. Recommend professional evaluate water heater and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



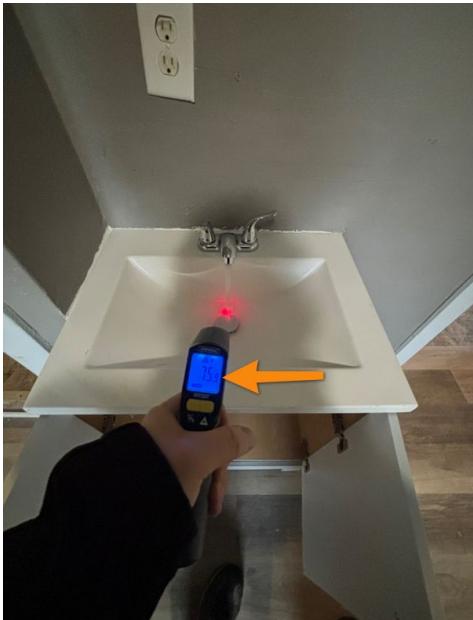
Damaged thermostat



Overheating at PRV



Active water leak and corrosion at tank



Water temperature low at supplies



PRV discharge pipe not installed

12: SEWER SCOPE

		IN	NI	NP	R
12.1	General Remarks	X			
12.2	Front Lateral	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

General Remarks:
Picture(s)/Video

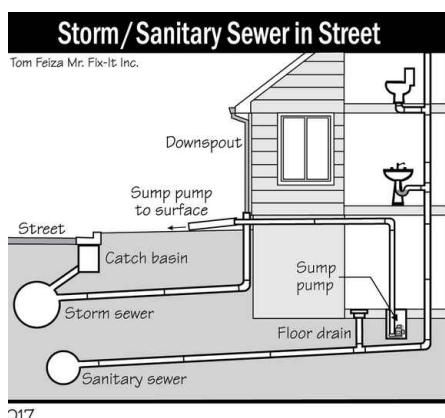
Sewer lateral inspected only

General Remarks: Clean-out Cap
Location(s)

Basement

Front Lateral : Material(s)

Cast Iron, Tile



217

Front Lateral : General Observations

Bellies or Sags, Tree roots

Front Lateral : Approximate Distance to Main Street Lateral

0-10 feet

Front Lateral : Sewer lateral pipe size

4"

Recommendations

12.2.1 Front Lateral

PIPE CONCERNS

Bellies, sags and minor tree roots visible with sewer scope camera. Recommend further evaluation by qualified professional. [Click here to view sewer scope video inspection.](#)

Recommendation

Contact a qualified professional.



Defect / Needs Repair / Further Evaluation



Clean out



minor root growth



city sewer

13: AIR CONDITIONING

		IN	NI	NP	R
13.1	General Remarks			X	

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

Limitations

General Remarks

AC SYSTEM NOT INSTALLED

AC system is not present on the property at the time of the inspection. Window and wall units are not inspected per WI State Standards.

14: FORCED AIR HEATING SYSTEM(S)

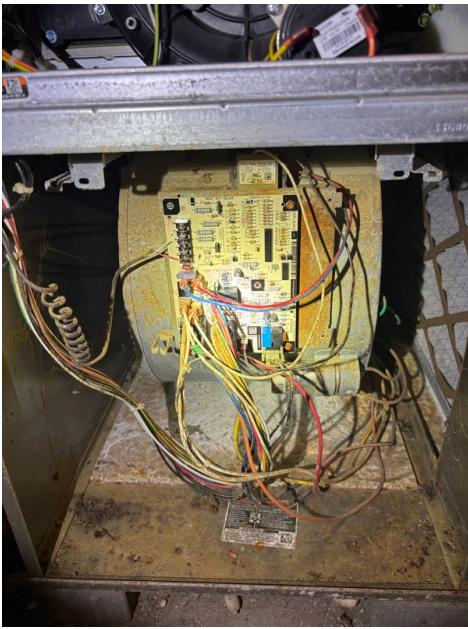
		IN	NI	NP	R
14.1	Condition(s)	X			X
14.2	Distribution / Filter	X			
14.3	General Remarks	X			X

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

Information

Type Forced air	Energy Source Gas	Approximate Age 7 Years Old
Circulation Direct drive	Condition(s): General Observations Dirty, Recommend professional cleaning/tune-up	Distribution / Filter: Type Cold air returns, Supply ducts
Distribution / Filter: Material(s) Metal ductwork	Distribution / Filter: General Observations Proper air distribution/balancing not verified, Not all visible	General Remarks: 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.

Condition(s): Confirm installation permits

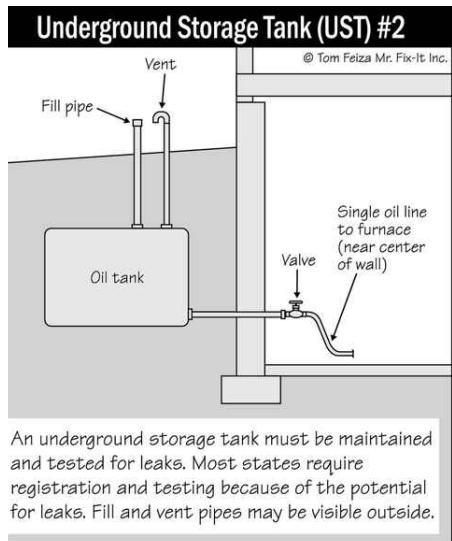
Recommend confirming applicable city installation permits to ensure code compliancy.

Distribution / Filter: Multi-Story Homes Disclosure

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.

General Remarks: Ensure No Underground Oil Tanks

Due to the age of the house it is recommended that the City/State be contacted for evidence or record of underground oil tanks on the property.



066

General Remarks: Proper Utility Distribution Not Confirmed - multi-families

Proper apartment/utility distribution not inspected beyond scope per WI Statutes (consult owner/tenant as needed).

Limitations

General

INSPECTION LIMITED BY:

Minimal access

Recommendations

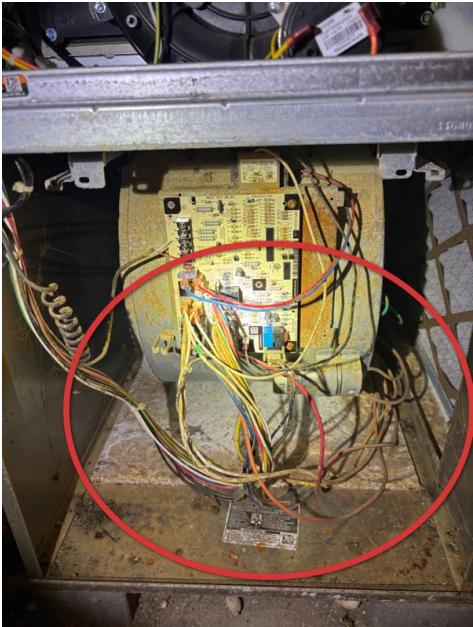
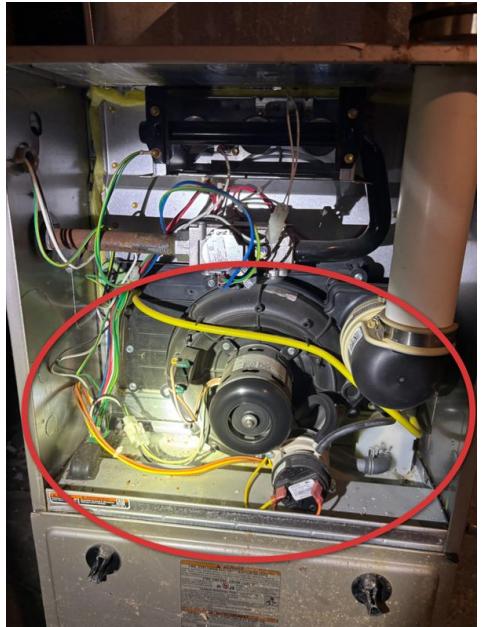
14.1.1 Condition(s)

⚠ Defect / Needs Repair / Further Evaluation**CLEANING AND TUNE-UP RECOMMENDED**

Recommend professional cleaning, tune-up and evaluation due to corrosion in furnace cabinet- Consult professional.

Recommendation

Contact a qualified heating and cooling contractor



14.3.1 General Remarks



Defect / Needs Repair / Further Evaluation

DUPLEX UTILITY CONCERNS

Both units appear to be operated off of a single furnace, thermostat and water heater. It is unknown which unit is responsible for the utilities and the single furnace and water heater may not be sufficiently sized for supplying both units. Recommend consulting with a professional before closing and perform improvements as deemed necessary.

Recommendation

Contact a qualified professional.



Thermostat located in lower unit

15: ELECTRICAL

		IN	NI	NP	R
15.1	Service Drop	X			
15.2	Main Panel	X			
15.3	Main Panel Conductors	X			
15.4	Branch Wire Conductors	X			X
15.5	Outlets / Switches (Representative number)	X			X
15.6	Fixtures (Representative number)	X			X
15.7	General Remarks	X			X

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

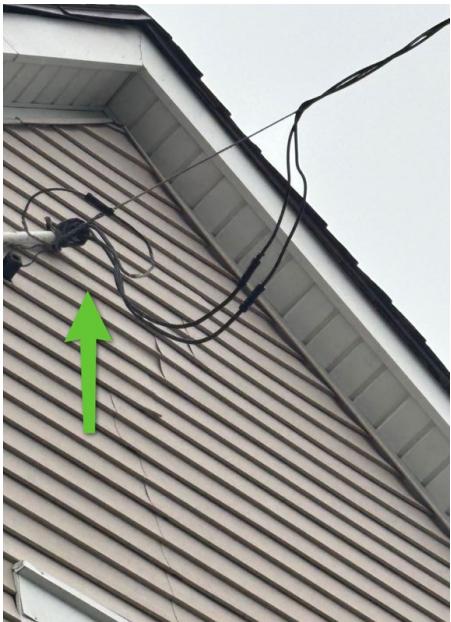
Information

Type Breakers	Location Basement	Size - Total Amps 100
Size - Volts 120/240	Service Drop: Type Overhead	Service Drop: General Observations Meter rating not determined
Main Panel: Wire Chase NM cable, Conduit	Main Panel: Grounding Appears grounded	Main Panel: Bonding Appears bonded
Main Panel: GFCI's/AFCI's No	Main Panel: General Observations Rust/Insects in panel (not recommended) - repair per professional, Labeling not inspected/verified to be accurate	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, Multiple tapping	Outlets / Switches (Representative number): General Observations 2-prong outlet(s) - recommend updating, Representative numbers of outlets were operated, Miss-wired outlet(s), Recommend GFCI protection at all outlets near a water source, Loose outlet(s)

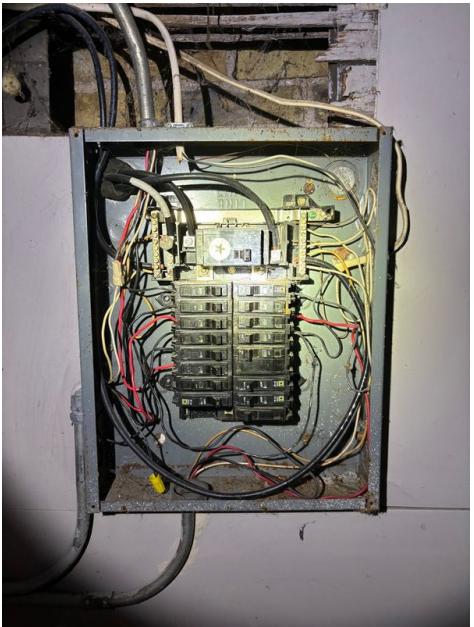
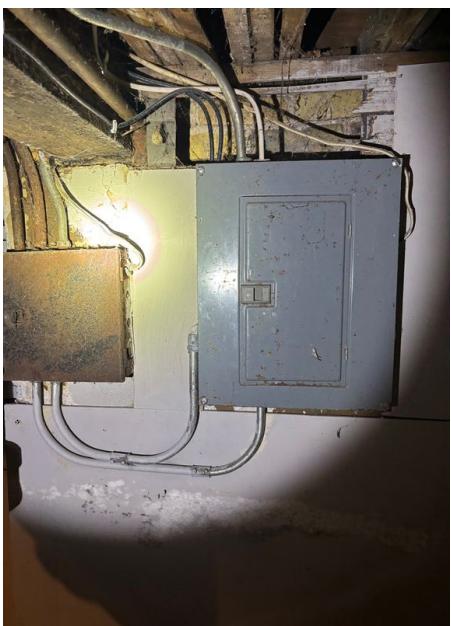
Fixtures (Representative number): General Observations

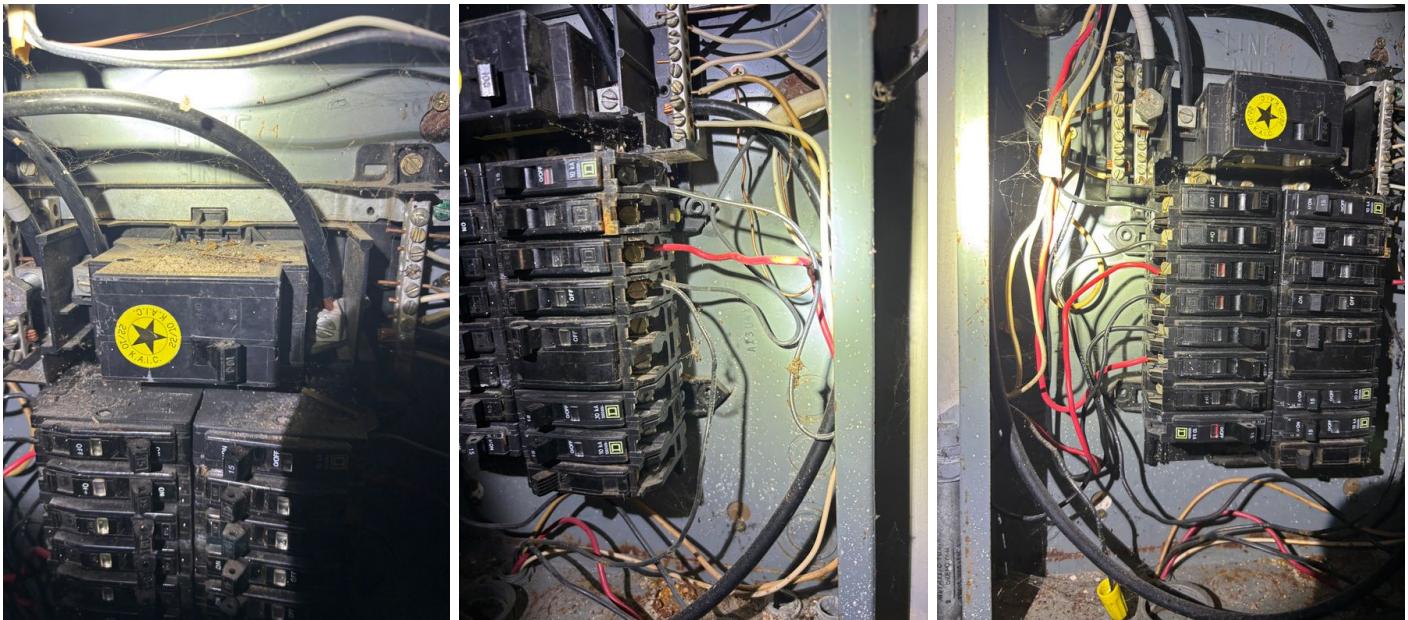
Not all fixtures operated,
Exposed wires,
Damaged/Rusted/Loose fixture(s),
Hanging light fixtures observed - consider updating

Service Drop: Picture



Main Panel: Picture





Main Panel: Bonding/Grounding Not All Visible/Verified

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

Fixtures (Representative number): Not all exterior light fixtures verified to operate

Not all exterior light fixtures were verified to operate - examples pictures below (switches unknown and/or bulb/fixture issues and/or motion/dust sensors). Consult owner/professional to ensure proper operation.

Fixtures (Representative number): Not all interior fixtures verified to operate

Not all interior light fixtures were verified to operate (switches unknown and/or bulb/fixture issues). Consult owner/professional to ensure proper operation.



Lower Unit

General Remarks: Cloth type wiring

Cloth type wiring observed. This type of wiring is older. Consider updating wiring - consult professional.

General Remarks: Proper Utility Distribution Not Confirmed

Proper apartment/utility distribution not inspected beyond scope per WI Statutes (consult owner/tenant as needed).

Limitations

Limitations

LIMITATIONS

Finishes, Height, Switch(es) unknown, Fixture/Bulb issues, Mechanicals

Recommendations

15.4.1 Branch Wire Conductors



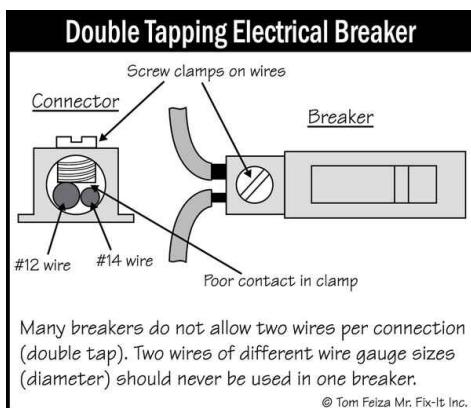
MULTI-TAPPING

There is multi tapping of circuit breakers present in the electric panel - commonly found. 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.

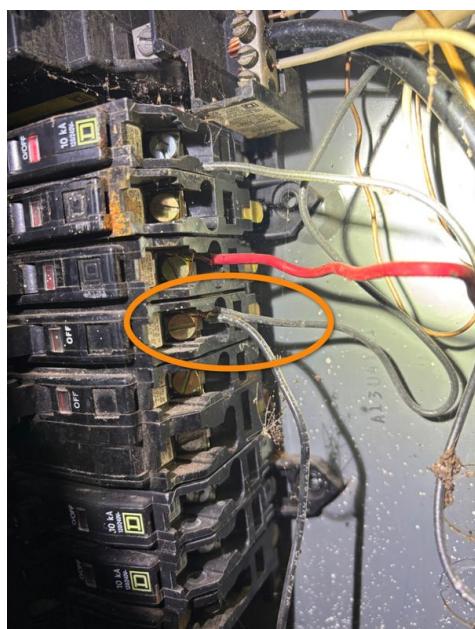
Educational link

Recommendation

Contact a qualified electrical contractor.



EO47



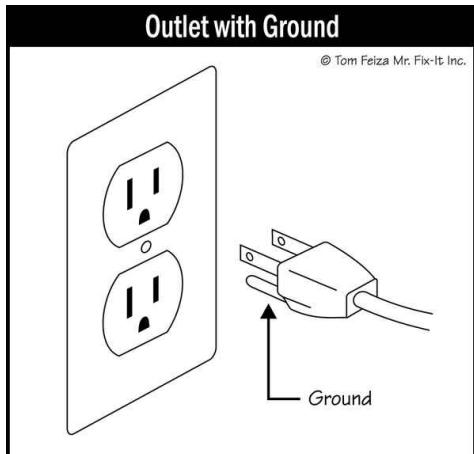
15.5.1 Outlets / Switches (Representative number)

**2 PRONG OUTLETS**

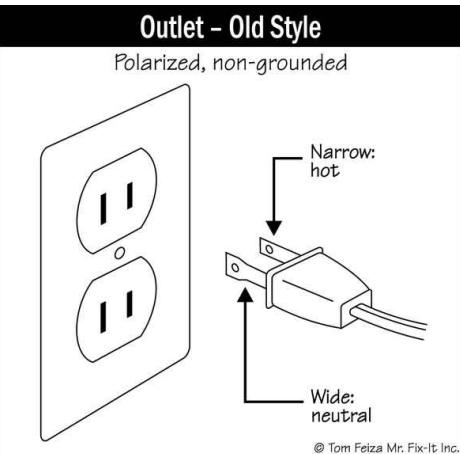
2 prong outlets were observed today - commonly found in older properties. It is recommended that 2-prong outlets be updated to three prong outlets (with ground) for safety reasons. Consult professional and repair as needed

Recommendation

Contact a qualified professional.



E009
Grounded outlet



E007
Ungrounded outlet



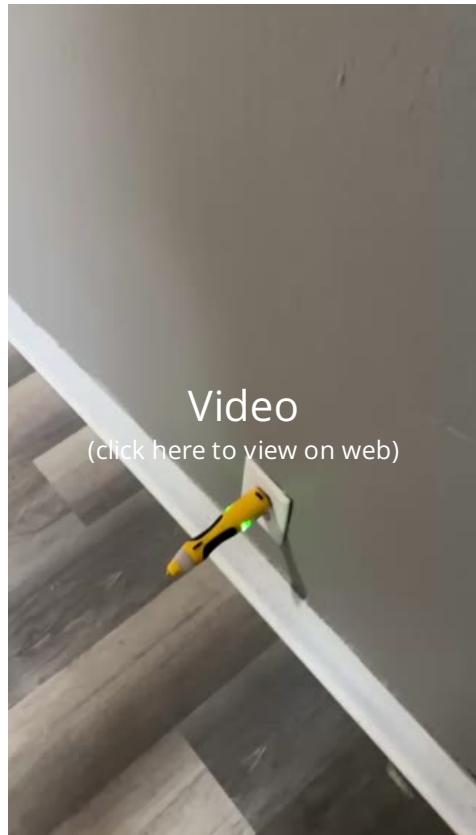
15.5.2 Outlets / Switches (Representative number)

LOOSE OUTLET(S)

Loose outlets observed today. If not corrected a safety hazard exists. Consult professional for corrective action.

Recommendation

Contact a qualified electrical contractor.



Video
(click here to view on web)



15.5.3 Outlets / Switches (Representative number)

MIS-WIRED OUTLET(S)

Mis-wired outlets were observed, which are commonly found. If not corrected, they pose safety hazards. It is recommended that a professional evaluate and repair them.

Recommendation

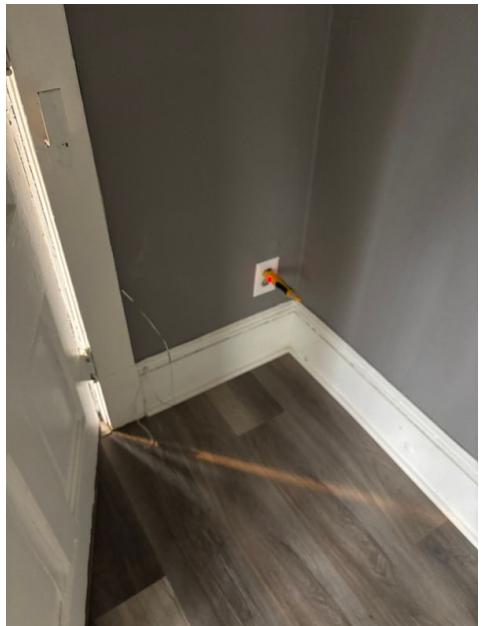
Contact a qualified electrical contractor.



Lower Unit



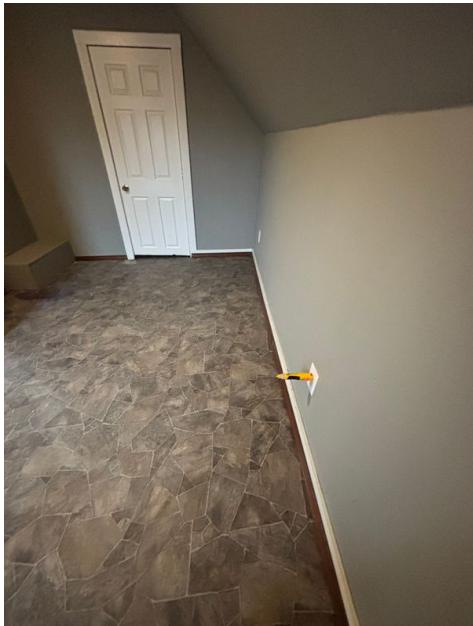
Lower Unit



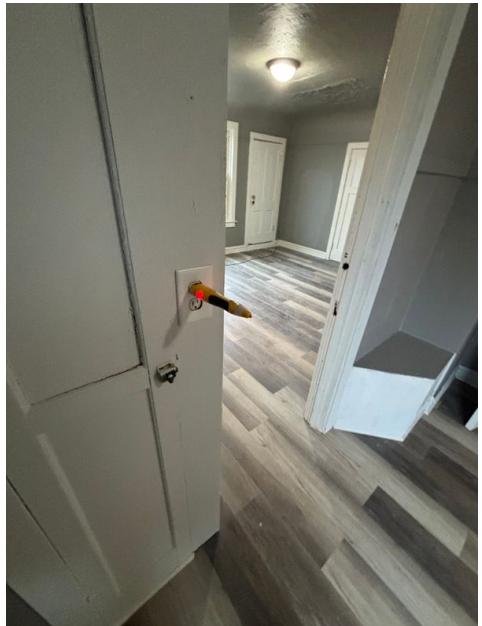
Lower Unit



Lower Unit



Upper Unit



Upper Unit



Upper Unit

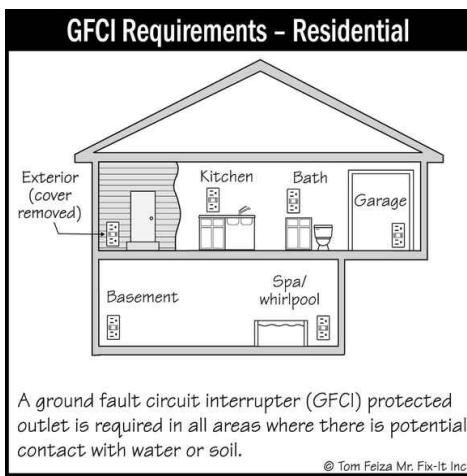
15.5.4 Outlets / Switches (Representative number)

**RECOMMEND GFCI PROTECTION**

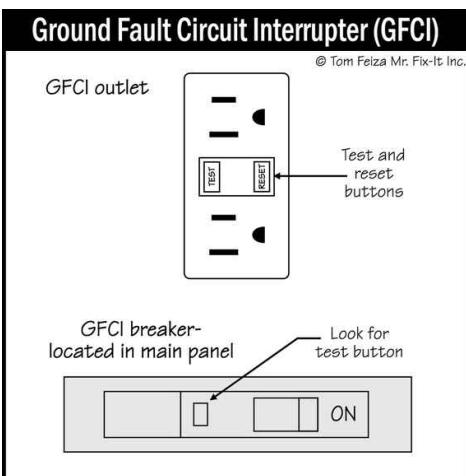
The outlets appear typical for the age of the home and garage however it is now recommended that ALL outlets near a water source be GFCI protected - consider updating (example pictures below). Consult professional for suggested installation locations.

Recommendation

Contact a qualified electrical contractor.



E117



E016



Upper Unit Kitchen

15.6.1 Fixtures (Representative number)

DAMAGED LIGHT FIXTURE(S)

There were damaged light fixture(s) in the home today. If not repaired a safety hazard exists. Recommend repair per professional.

Recommendation

Contact a qualified professional.



Safety Hazard



15.6.2 Fixtures (Representative number)

EXPOSED WIRES

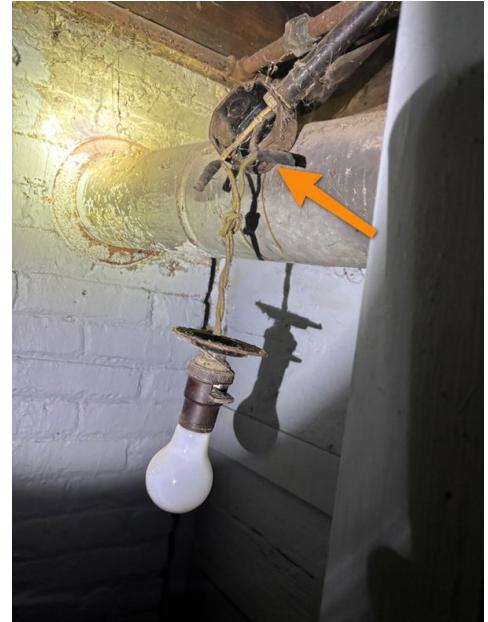
Exposed wires observed at some light fixtures in the home/garage. If not corrected a safety hazard exists. Consult professional for corrective action.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



15.6.3 Fixtures (Representative number)

WIRE HANGING FIXTURE(S)

Wire hanging fixtures are older and may be a safety hazard if not maintained. Consider upgrading these types of fixtures to prevent a safety hazard. Consult professional as needed.

Recommendation

Contact a qualified professional.



Safety Hazard



15.7.1 General Remarks

DUPLEX CONCERNS

Both units appear to be operated off of a single main electrical service. It is unknown which unit is responsible for the utilities and the single main panel may not be sufficiently sized for supplying both units. Recommend consulting with a professional before closing and perform improvements as deemed necessary.

Recommendation

Contact a qualified electrical contractor.



Defect / Needs Repair / Further Evaluation



16: REFERENCE INFORMATION

Information

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

I. The inspector **shall** inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector **shall** describe:

1. the type of exterior wall-covering materials.

III. The inspector **shall** report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is **not** required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

ExteriorI. The inspector **shall** inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector **shall** describe:

1. the type of exterior wall-covering materials.

III. The inspector **shall** report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is **not** required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.

6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof System(s)I. The inspector **shall** inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector **shall** describe:

1. the type of roof-covering materials.

III. The inspector **shall** report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is **not** required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.
12. confirm if the roof system is insurable.
13. Inspect internal gutter systems.
14. Observe the interior of flues, chimneys and vents, or solar water heating systems.

Chimney(s) / Vent(s)I. The inspector **shall** inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector **shall** describe:

1. the type of roof-covering materials.

III. The inspector **shall** report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is **not required** to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.
12. confirm if the roof system is insurable.
13. Inspect internal gutter systems.
14. Observe the interior of flues, chimneys and vents, or solar water heating systems.

Interior RoomsI. The inspector **shall** inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector **shall** describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector **shall** report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is **not required** to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.

3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

Attic

I. The inspector ***shall*** inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector ***shall*** describe:

1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector ***shall*** report as in need of correction:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is ***not*** required to:

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Basement

I. The inspector *shall* inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector *shall* describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector *shall* report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is *not* required to:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Plumbing**I. The inspector *shall* inspect:**

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector *shall* describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector **shall** report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is **not** required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Sewer ScopePurpose of Inspection

The purpose of this inspection is to assess the condition of the main sewer lateral to determine if there are visibly detectable defects including damaged pipes or connections, misaligned or off-set pipes joints, improperly pitched pipes, excessive corrosion or deterioration, or blockage from foreign objects. All of the waste lines in the structure terminate and empty into the main sewer lateral and the main sewer lateral carries the waste from the base structure and conveys the waste to a public sewer, private sewer, individual sewage disposal system or other point disposal.

A Sewer Lateral Scope Video Inspection was performed, the Inspector attempted to access and insert a video recording device in the main sewer line (the main waste line that exits the structure and terminates at the sewer main) and record the interior of the main sewer line for the purpose of evaluating its condition. If access was achieved, the inspection process was video recorded.

This report outlines what was observed during the inspection. The comments and observations contained herein are an unbiased opinion based on the experience of the inspector. This Sewer Lateral Video Inspection section of report represents the final statement on the condition of the sewer line as observed at the time of the inspection and is the final statement on what was included and/or excluded in the inspection.

The Sewer Lateral Scope Inspection is limited in nature and NOT technically exhaustive. The following limitations of inspection, limitations of liability, and exclusions to the scope of the inspection apply

The inspector did NOT observe every square inch of the sewer system and may NOT have observed and/or note all defects present. This report is based on the video inspection of the main sewer lateral pipe only. This is NOT a code compliance inspection nor does the report comment on the compliance with building codes. ONLY the main sewer lateral will be scoped. The main sewer lateral is the portion of the waste pipe system that carries the waster from the structure to the city sewer connection or the septic holding tank. This inspection does NOT include inspection any sewer/waste lines other than the main sewer lateral. ALL other sewer lines/pipes are excluded from the scope of this inspection.

Unreported defects may exist that cannot be detected by visual inspection only.

The inspection and Inspection Report in no way lessen the risk or likelihood of repairs or replacements being needed at any time in the future.

The Sewer Lateral Scope Video Inspection and Report DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.

Air Conditioning

I. The inspector **shall** observe and describe the condition 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;

II. The inspector **shall** observe the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

III. The 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)

I. The inspector **shall** inspect:

1. the heating system, using normal operating controls.

II. The inspector **shall** describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector **shall** report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is **not** required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Electrical**I. The inspector *shall* inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector *shall* describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector *shall* report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is *not* required to:

1. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panel board cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.

8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

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