Building Analysis Report

3057 Main Street
East Troy, WI 53120

Prepared for: Ben Keating and Bridgette Hopper

Prepared by: Dobiash and Associates, Inc.
7217 W North Ave.
Wauwatosa, WI 53213

Definitions

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

Good	Appears to be performing its intended function(s).
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Acceptable/Satisfactory	Appears to be performing only some of its intended function(s) or is nearing or beyond its design service life.
Unacceptable/Poor	Appears to be not performing its intended function(s) or has unsafe condition.
Potential Safety Item	May be a cause for safety concern now or in the future.
Recommend Further Evaluation	Recommend having item indicated evaluated by a qualified specialist.

General Information

Property Information

Property Address *3057 Main Street*
City *East Troy* State *WI* Zip *53120*

Client Information

Client Name *Ben Keating and Bridgette Hopper*
E-Mail *bkeating@gmail.com*
Agent Name *Mark Marzion* Real Estate Company *Marzion Realty*

Inspection Company

Inspector Name *Jim Weirick*
Company Name *Dobiash and Associates, Inc.*
Company Address *7217 W North Ave.*
City *Wauwatosa* State *WI* Zip *53213*
Phone *262-782-7800* Fax *414-221-1803*
E-Mail *jim@dobiash.com*
Amount Received *$325.00*

Conditions

Others Present *Bridgette, Alexa Marzion* Property Occupied *Vacant*
Estimated Age *100+ years old* Entrance Faces *North*
Inspection Date *12/03/2013*
Start Time *9:00 AM* End Time *10:30 AM*
Electric On *Yes*
Gas/Oil On *Yes*
Water On *Yes*
Temperature *40 F*
Weather *Foggy* Soil Conditions *Wet*
Building Type *2 Story* Garage *Detached*

Basement

Remarks: Basement, Crawlspace and Foundation

Stairs: Handrails are recommended along stairs and in most areas are required along four stairs or more (and in some areas, three or more). In some older homes, headway over stairs, tread height, width and steepness can technically be non-code compliant, but are usually considered legal non-conforming and can remain in use until remodeling may occur.

Foundation: Nearly all foundations have settlement cracks that pose no danger to the basic integrity of the structure. The difference between minor and major cracks or movement that appears ongoing is the most important determination made by your inspector. Slight deflections in plumb (vertical or horizontal straightness) are not uncommon.

Potentially more serious cracks or indications of movement of foundation materials which are found will be noted and should be inspected by a reputable foundation specialist or structural engineer. Keep in mind that a foundation problem is a symptom of, and is almost always caused by, pressure created by exterior grading problems which lead to hydrostatic and frost pressures from wet soils. Wet soils can expand to as much as twice the volume of dry soils.

Determination of the condition of walls behind paneling or other obstructions is not conclusive, as they cannot be seen to be inspected.

Conditions, visible or not visible, or neglect of maintenance, can affect and change the soundness of any type of foundation over time, so we cannot guarantee a foundation's integrity over time.

Drain Tile: Dobiash and Associates, Inc. offers no opinion about the existence or condition drain tiles. Failure can sometimes be diagnosed, but many foundations have no drain tiles and achieve satisfactorily dry basements using proper grading techniques.

Basement Moisture: It is likely that moisture stains will be found in all foundations, including new ones. All basements can experience seepage to some degree: as soils settle over time, or sudden, heavy rains or thaws occur. Almost all seepage occurs because of low- or negatively-sloped exterior soils, walks, patios, etc. See more about grading and drainage on page 14.

Benchmarking or Documenting Current Conditions: With regard to foundation cracks, settlement or other conditions that appear to be not serious at the time of inspection, it is helpful to photograph, date and notarize these conditions which may be an area of concern for future buyers. This aids you in monitoring for change in condition, and will be helpful in disclosure when reselling.

Basement Living Areas: An important consideration below grade is an escape route. In sleeping rooms, a window large enough for escapes (usually 24 x 30 or larger) is required in most areas. Check local building codes.

Rot and Accessibility: In older structures, it is not uncommon to discover degrees of joist or beam deterioration. Excessive or ongoing deterioration or rotting will be note if these areas are accessible. Some areas in basements and crawlspaces may not be accessible.

Insect Boring Inspection: No inspection is made by this company to detect past or present infestations. A pest control company should advise on this issue.

Basement (Continued)

Basement

Floor Drain: *Surface drain*

Not Present Sump Pump:

Signs of past seepage *No signs of any serious moisture.*

Structure

Acceptable/Satisfactory Foundation: *Poured Concrete*

Good Bearing Walls: *Block*

Acceptable/Satisfactory Joists/Trusses: *2x10*

Acceptable/Satisfactory Piers/Posts: *Wood columns.*

Floor/Slab: *Poured slab*

Potential Safety Item Stairs/Handrails: *Missing handrails.*

Heating System

Remarks: Heating and Cooling

Gas- and Oil-Fired Furnaces: Some areas of a heat exchanger may not be visible on many models of forced air and other types of furnaces or boilers, especially on newer high-efficiency models.

Since it is not possible to completely access the condition without disassembly of the furnace, and because there may be some time between offer to purchase and occupancy, it may be wise to have a service contract placed on the unit and to have a service call made prior to settlement as a final determination of the condition of the heat exchanger and related parts.

Carbon Monoxide Poisoning: Symptoms of carbon monoxide poisoning can vary: Headaches, Nausea, Dizziness, Disorientation, Vision Problems, Poor Judgement, etc. People often report a feeling of illness, or the onset of flu-like symptoms, and that if they could just rest or sleep awhile they would feel much better. That is the poor judgement part. If you feel this way, get outside! If fresh air seems to help, you may have a carbon monoxide problem in the building. If any of these types of symptoms occur, a contractor, the gas or utilities company, or local emergency personnel can check for equipment problems.

Underground Fuel Tanks: Underground fuel tanks are NOT part of this inspection. Visible cues such as pipes inside or outside may or may not indicate the existence of an underground fuel tank. Private companies are available in most areas, or local fire departments or the Department of Natural Resources can be consulted. If tanks are present, and contamination has occurred, state or federal cost sharing may be available.

Air Filters: Air filters should be changed once every 30-60 days while furnace or air conditioning is in use. Electronic filters have washable pre-filters and components, but since they are powered by household current, it is essential to turn off the power before servicing or to leave servicing to a professional. While good at filtering air, some have been shown to produce ozone, which could be considered indoor air pollution.

Air Conditioning: If the outside air temperature has not been at least 60 degrees for 24 hours prior to an inspection, an air conditioning system cannot be checked without possible damage to the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on a one-time start-up and cool-down basis when warmer weather allows. Keep furnace filters clean during Air Conditioner operation, and check outside condensing units regularly for vegetation crowding and dirty cooling fins.

Manufacturer Recall: We assume no responsibility for manufacturers' recalls or for equipment that may have been technically installed improperly, or without proper permits.

Basement Heating System

Acceptable/Satisfactory Heating System Operation: *Functional at the time of the inspection*
Manufacturer: *Heil*

Type: *Forced air* Capacity: *100,000 BTUHR*
Area Served: *Whole building* Approximate Age: *2004*

Heating System (Continued)

Fuel Type: *Natural gas*
Not Inspected

Heat Exchanger: *Unable to visually inspect heat exchanger*
Flue Pipe: *Single wall*

Air Conditioning

AC System

Not Inspected

A/C System Operation: *To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.*

Manufacturer: *Heil*

Area Served: *Whole building* Approximate Age: *2004*
Fuel Type: *240 VAC* Temperature Differential: *n/a*
Type: *Central A/C* Capacity: *3 Ton*

Plumbing

Remarks: Plumbing

Plumbing: Most buildings have technical code violations which are often legal, but non-conforming. The condition, material, or device may have been approved at one time, but codes may have changed. In most cases, unless a hazard is apparent, the condition may remain in use until remodeled or other related changes are made to the area. For this reason, we will not note all such conditions until it appears to pose a hazard.

Wells: Examination of private or community wells, septic and sewer systems is not included in this visual inspection and are usually the responsibility of property owners within the boundary of the lot. There are private or, in some counties, government inspectors available who can test water quality through local municipal or private laboratories.

Pressure Tank Waterlogging: Poor water pressure or frequent pump cycling may indicate waterlogging (loss of air charge) of the pressure tank. To correct waterlogging follow these instructions:
1. Electrically shut off the pump.
2. Drain the pressure tank.
3. Close the drain valve.
4. Inflate the pressure tank to 30 psi.
5. Turn the pump back on.

Septic Systems: The check of septic systems is not included in our visual inspection. It is recommended that you have the local health authorities check the condition of a septic system as part of the "plumbing in working order" clause in your contract prior to settlement. (Note: The house must be occupied during the 30 days prior to the septic system being checked.)

Water Pipes: Galvanized water pipes rust from the inside out and may have to be replaced within 20-30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical piping throughout the house later, as needed. Copper pipes usually have a longer life expectancy, and may last as long as 60 years before needing to be replaced.

Plumbing (Continued)

Hose Bibs: During the winter months, it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing freezing. Hose bibs cannot be tested when turned off.

Water Heater: The life expectancy of a water heater is 8 to 12 years. Water heaters generally need not be replaced unless they leak. It is good maintenance practice to drain 5 to10 gallons of water from the water heater several times a year. This will help remove sediment.

Water Softeners: These are checked when possible to see if they are operating, but effectiveness and quality is impossible to determine in a visual inspection.

Ceramic Tile: Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging ceilings below. Ceramic tile is often in mastic. It is important to keep the tile caulked, or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and all other tile penetrations.

Whirlpools and Spas: Whirlpools are generally not tested because they should not be run dry, and some model will not even run unless filled with water. All such devices should be on ground-fault circuits through the main electric panel or GFCI outlets located nearby. This safety feature should be tested monthly by filling and activating the pump and then pushing the test button, which should turn the pump off. If the pump continues to run, the ground-fault circuit need service.

Water Supply City
Acceptable/Satisfactory

Service Line: *Unknown*

Main Water Shutoff: *At meter Main shut off on street side of meter only.*

Water Pressure Tested

Water Lines: *Galvanized and copper*
Drain Pipes: *PVC*

Cleanouts: *Accessible*

Basement Water Heater
Acceptable/Satisfactory

Water Heater Operation: *Functional at time of inspection*

Plumbing (Continued)

Manufacturer: *General Electric*

Type: *Electric* Capacity: *50 Gal.*
Approximate Age: *2009* Area Served: *Whole building*

Bathroom

1st Floor Full Bathroom

Acceptable/Satisfactory Floor: *Tile*

Acceptable/Satisfactory Windows: *Vinyl double hung*
Acceptable/Satisfactory Electrical: *120 VAC GFCI*
Acceptable/Satisfactory Shower/Surround: *Plastic panel surround*
Ventilation: *Electric ventilation fan and window*

2nd Floor Full Bathroom

Acceptable/Satisfactory Floor: *Vinyl floor covering*

Windows: *Louvered Window into hall*
Unacceptable/Poor Electrical: *No electrical outlet.*

Bathroom (Continued)

Acceptable/Satisfactory
Unacceptable/Poor

Tub/Surround: *Plastic panel tub surround.*
Toilets: *Toilet is not functioning.*
Ventilation: *Electric ventilation fan*

Electrical

Remarks: Electrical

Electrical: As with plumbing, most homes have technical code violations in the electrical system. In older homes, it is common to find older two-prong outlets and no ground-fault outlets or circuits where newer codes may require them. While these older outlets are not necessarily hazardous, it is recommended that GFCI outlets or circuits be installed in outlets within 6 feet of water, sinks, garages, or the outdoors. Use grounded (3-prong) outlets where stereos, computers, microwaves, appliances, etc. will be used.

Every attempt is made to discover deficiencies in a system, but limitations do exist. Furnishings can cover a problem outlet or hazard, and conditions of wires and equipment inside walls, or otherwise not visible or accessible, cannot be determined. In our experiences, in thousands of properties, an electrical hazard, whether serious or minor, is found in 80-90% of all homes, and is usually found to have been installed by a homeowner or persons not aware of the various codes. Repairs or updates should be performed by qualified tradespersons, and oftentimes a licensed electrician with benefit of a permit is required by local municipal code. An increasing number of municipalities have code compliance rules, and, in most cases, sellers are responsible for improvements. In situations where it is unclear if work was done to code, the local zoning department should be checked for past permit issuance for rec-rooms, baths, kitchens, additions, etc.

If in doubt, consult with a qualified tradesperson or local building inspection department, because codes and practices can vary between municipalities. Do not extinguish electrical fires with water, use type C fire extinguishers rated for electrical fires, or use baking soda if nothing else is available.

Laundry: Vent all dryers to outside to limit moisture buildup inside the home. Use rigid pipe venting wherever possible. Gas dryers are much more efficient than electric. All gas lines must be of an approved black gas piping with approved flexible connectors to appliances. Aluminum or copper piping is not code, although some newer construction allows copper with silver soldered joints. Older piercing-type saddle fittings are no longer legal on gas pipes.

Smoke detectors: If no smoke detectors are presently installed in the building, it is recommended that at a minimum, smoke detectors be installed in the ceiling of the basement near the mechanical equipment, as well as in the ceiling of the hallway outside sleeping rooms. Smoke detectors installed in the house should be checked every 2 to 3 weeks to insure that they are properly functioning.

Electrical Wiring: • Any electrical wiring below a height of 8 feet should be in a pipe. • All romex wiring must be inside walls, studs, or floor joists. • Upgrade to a 100-amp service should be considered when a 60-amp service has more than one 220-volt appliance. • 14 gauge wire should be attached to a 15-amp breaker or fuse. • 12 gauge wire should be attached to a 20-amp breaker or fuse. • No fuse or breaker should have more than one wire attached to it.

Service Size Amps: *100* Volts: *120/240 VAC*

Acceptable/Satisfactory
Potential Safety Item

Entrance Cable: *Copper #4*
120 VAC Branch Circuits: *Some NM wiring in basement doesn't comply with current standards.*

Numerous outlets throughout the house are not properly grounded.

Some outlets are missing cover plates.
Smoke Detectors: *Recommend having working smoke detectors and carbon monoxide detectors on each level as required by local regulations.*

Electrical (Continued)

Basement Electric Panel

Acceptable/Satisfactory Manufacturer: *Square D*

Acceptable/Satisfactory Main Breaker Size: *100 Amps*

Acceptable/Satisfactory Breakers:

Kitchen

1st Floor Kitchen

Not Present Cooking Appliances:

Not Present Ventilation:

Not Present Disposal:

Not Present Dishwasher:

Not Present Refrigerator:

Unacceptable/Poor Sink: *Stainless Steel Drain pipe is not vented properly*

Unacceptable/Poor Electrical: *120 VAC GFCI Open ground at several outlets.*

Floor: *Tile*

Kitchen (Continued)

Windows: *Wood double hung*

Laundry Room/Area

Basement Laundry Room/Area

Unacceptable/Poor

Laundry Tub: *Concrete Tub drain is not plumbed correctly. Tub drains filled with debris*

Gas or Electric Available for Dryer 220 Electric

Living Space

Remarks: Interior and Attic

Nail Pops: Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed, and are of no structural significance.

Asbestos: Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified. If there is reason to suspect that asbestos fiber may be present and if it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory.

Plaster on Wood Lath: Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster will be fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it into the ceiling joists.

Windows: Double-hung windows are not airtight. Some models can be tightened by adjusting the weatherstrip screws located in the window jambs. Window locks help prevent air seepage. Keep storm window bleeders clean to prevent sill rot.

Carpeting: Where carpeting has been installed, the materials and condition of the floor underneath the carpeting cannot be determined.

Insulation: The first 6 inches of insulation should be parallel to attic floor joists. Additional insulation should be laid perpendicular to the first layer. The optimum R value is 40 plus.

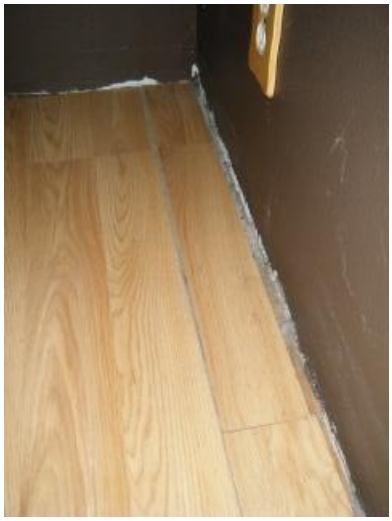
Ventilation: Attic ventilation should be 1 square foot per 150 square feet of attic floor. The purpose of attic ventilation is to accomplish an attic temperature within 10 degrees of the outside temperature.

Rafters and Roof Sheathing: Watermarks on rafters and sheathing are not uncommon. Attic mildew is usually caused by lack of adequate venting.

Living Room Living Space

Living Space (Continued)

Floor: *Laminate Poor installation at flooring.*



Windows: *Wood double hung Missing storms at select locations.*

Dining Room Living Space

Floor: *Laminate*

Windows: *Wood double hung*

2nd Floor Hall Living Space

Living Space (Continued)

Ceiling: *Evidence of water damage at ceiling and wall near chimney.*

Bedroom

1 Bedroom

Floor: *Carpet*
Windows: *Wood double hung*

2 NE Bedroom

Floor: *Carpet*
Windows: *Vinyl single hung*

2 NW Bedroom

Floor: *Carpet*
Windows: *Vinyl slider*

2 SW Bedroom

Floor: *Carpet*
Windows: *Vinyl slider*

Attic

Attic

Method of Inspection: *From the attic access*

Roof Framing: *2x4 Rafter Evidence of a fire in the past. Portions of the rafters and sheathing are newer than others and portions have been painted. Some charred wood visible. Visible members do not appear to be structurally affected.*

Sheathing: *Dimensional wood Some sheathing has large gaps and will need re-sheathing when re-roofing.*

Insulation: *Cellulose*

Attic (Continued)

Unacceptable/Poor

Wiring/Lighting: *Open wiring in attic is a potential safety concern. Recommend having a qualified technician evaluate and make necessary repairs.*

Roof

Remarks: Roofing and Exterior

Roofing: Many things affect the life expectancy of roofing materials, including sloping, drainage, type and quantity of trees (which can contribute to mold and moisture retention), wind exposure, etc. In general shingle color and venting are the most important factors in life expectancy. Many homes have multiple layers, but most areas require removal after two layers unless approved by local authorities. This decision is usually based upon strength and slope of the roof system, but in all cases, third layers should be avoided.

Asphalt Shingles: Asphalt shingle roofs have a normal life of 15-20 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, both layers must be removed before installing a new roof.

Built-up Roofing: Four-ply built-up roofs have a normal life of 15-20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15-20 years.

Wood Shake/Shingle Roofing: A wood shingle roof has a normal life of 10–40 years, depending on local conditions. Treat roof with wood preservatives every 5 years to prevent decay.

Stucco: It is important to prevent cracks from forming in exterior stucco since water can seep into cracks, freeze, expand, and cause deterioration in the framing as well as further cracking of the stucco.

Siding: Wood siding often develops splits and some warpage, especially on the south and southwest sides of a structure, due to sun exposure. In most cases, it can be resealed with putty or epoxy materials and then restained. Selected boards can be replaced if the deterioration is severe enough. Monitor and reset nails that may loosen, or replace them with aluminum or galvanized steel ring-shanked nails. Composite wood must be well maintained and kept painted or swelling and rot will accelerate. Asbestos shingles are very long-lived and can be a good material, but if removal is necessary, it will have higher disposal costs, as asbestos is considered a hazardous material.

Porches: All porches should be checked regularly for deterioration of attachment hardware and railings. This is especially true on older cantilevered porches, where fastening means and materials are not always visible. Many porches have railings that are low or have openings between members that are too large. Most areas require 6" or less, and may be lessened in the future. Check with the local zoning in your area. (Use all porch or deck structures with caution. Weight capacity or speculation on the number of people that could safely use a porch or deck is not part of this inspection. A structural engineer could advise on capacities.)

Roof and Surface Water Control: Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade, so that the roof and surface water are diverted away from the building.

Downspouts: Downspouts should be extended 5 to 10 feet from the building to facilitate proper foundation drainage and help limit basement seepage.

Roof (Continued)

Roof Surface

Method of Inspection: *Ground level*

Unacceptable/Poor

Material: *Asphalt shingle, Wood shake Several layers of shingles. Very poor condition.*

Type: *Gable*

Roof (Continued)

Electrical Mast: *Surface mount Round meter socket at front of building.*

Unacceptable/Poor

Gutters: *Aluminum Need cleaning*

Unacceptable/Poor

Downspouts: *Aluminum Need extension away from building*

Roof (Continued)

Center Chimney

Chimney: *Brick* *Viewed from ground only*

Exterior Surface and Components

Exterior Surface

Acceptable/Satisfactory

Type: *Stone, Wood*
Trim: *Wood* *Some rotting/deterioration visible at various locations.*

Garage/Carport

Remarks: Garage

Garage: Check garage door components regularly. Springs, rails and panel parts can loosen or fatigue and pose a hazard. Automatic openers should have auto-reverse functions, whether mechanically through resistance or light-activated by sensors mounted on the door jambs, and should be tested regularly. Many older garages have experienced settlement and some wall lean, and most garages have some degree of concrete slab cracking, which is not usually serious. When some deterioration is noted, it can be useful to photograph and notarize the condition to monitor for changes and aid in disclosure for future resale. While not required by code, it is wise to ventilate garage roofs with 1 or 2 vents to allow heat and moisture to escape. Gutters and grading are also important in maintaining a sound structure.

Rear Garage

Type of Structure: *Detached* Car Spaces: *2*
Acceptable/Satisfactory Garage Doors: *Insulated aluminum*
Acceptable/Satisfactory Door Operation: *Manual*
Not Present Door Opener:

Garage/Carport (Continued)

Unacceptable/Poor

Exterior Surface: *Hardboard*
Serious deterioration.

Roof: *Gutters falling down. Fascia rotting.*

Unacceptable/Poor

Service Doors: *Wood Poor condition.*

Electrical: *Wiring in garage is not compliant with current standards.*

Lots and Grounds

Remarks: Grounds

Grading and Drainage: The surface run-off along a foundation is the most important area to maintain to limit foundation conditions which could lead to structural problems and repairs. Buildings with drain tile systems below foundations drain off water that has migrated downward along the foundation, but good grading can keep the water from getting there in the first place. The goal is to attain a 1" drop per foot sloping away from the foundation (i.e., the ground should be 5 inches lower 5 feet from the house than at the foundation). It is equally important in buildings with no basements or with crawl space. Maintaining positive elevations can almost always keep a basement dry, however, all basements could experience seepage after unusually heavy rains, or long, soaking rains, or from quick freeze/thaw cycles seasonally.

Regrade, maintain downspout extensions and fill voids under stoops, walks and decks as needed. Use "brown dirt" which has some clay content. This will help shed surface water after settlement. This type of soil has compaction rates of approximately 25-30%, so add a little more than you need

Lots and Grounds (Continued)

to allow for settlement. If sod is growing along a foundation, strip it back several feet, add any necessary fill, and re-lay the sod on top. Adding window well covers is also advised.

Sidewalks,Driveways and Patios: If settlement has occurred that would allow drainage toward the foundation, it is equally important to maintain these areas by raising or re-laying materials with positive sloping away from the structure. If this is not done, seepage could occur which could lead to other structural problems.

Exterior Wood Surfaces: All surfaces of untreated wood need regular application of oil-based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two. All posts and wood members with ground contact should be made of treated wood or constructed of wood that has natural resistance to rot, such as redwood. Decks should always be nailed with galvanized or aluminum nails.

Decks and Porches: No opinion will be offered on use or overload weights of decks or porches. Railings and other supports should be checked regularly , especially on high or cantilevered types. A structural engineer should be consulted if weight capacities are a concern. Occasional sealing or staining may be needed. Railings are usually required on any structure more than 20 inches above the ground, although some areas have different requirements. Height and spacing between spindles and rails are specified in local code, or check with your insurance carrier. Generally, 4" is code. Some older structures may be legal, but non-conforming by today's standards.

Driveway: *Concrete Heavy cracks in surface. Potential tripping hazards.*

Walks: *Concrete Some heaving at front likely due to tree roots.*

Potential Safety Item

Steps/Stoops: *Concrete Recommend a handrail at front porch steps.*

Porch: *Front porch stoop appears to be sunken slightly.*

Grading: *Maintain good drainage away from house to limit basement seepage. Needs improvement.*

Final Comments

Many deferred maintenance and cosmetic items needed throughout house and grounds in addition to items listed in this report.

Unacceptable/Poor Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Bathroom

1. 2nd Floor Full Bathroom Electrical: *No electrical outlet.*
2. 2nd Floor Full Bathroom Toilets: *Toilet is not functioning.*

Kitchen

3. 1st Floor Kitchen Sink: *Stainless Steel Drain pipe is not vented properly*
4. 1st Floor Kitchen Electrical: *120 VAC GFCI Open ground at several outlets.*

Laundry Room/Area

5. Basement Laundry Room/Area Laundry Tub: *Concrete Tub drain is not plumbed correctly. Tub drains filled with debris*

Attic

6. Attic Wiring/Lighting: *Open wiring in attic is a potential safety concern. Recommend having a qualified technician evaluate and make necessary repairs.*

Roof

7. Roof Surface Material: *Asphalt shingle, Wood shake Several layers of shingles. Very poor condition.*
8. Gutters: *Aluminum Need cleaning*
9. Downspouts: *Aluminum Need extension away from building*

Garage/Carport

10. Rear Garage Exterior Surface: *Hardboard Serious deterioration.*
11. Rear Garage Service Doors: *Wood Poor condition.*

Potential Safety Item Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Structure

1. Stairs/Handrails: *Missing handrails.*

Electrical

2. 120 VAC Branch Circuits: *Some NM wiring in basement doesn't comply with current standards.*

   Numerous outlets throughout the house are not properly grounded.

   Some outlets are missing cover plates.

Lots and Grounds

3. Steps/Stoops: *Concrete Recommend a handrail at front porch steps.*